

LANDTECH PROFESSIONAL SURVEYING AND ENGINEERING

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SURVEY DESCRIPTION

Part of Northeast 1/4 of Section 17,
Town 17 North, Range 12 West,
Green Township, Wayne County, State of Ohio

SITUATED IN TOWNSHIP OF GREEN, TOWNSHIP 17 NORTH, RANGE 12 WEST, NORTHEAST QUARTER OF SECTION 17, COUNTY OF WAYNE, STATE OF OHIO:

COMMENCING AT A FOUND ANGLE IRON AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 17, AND THE NORTH LINE OF LAND OWNED BY BAR 4 FARMS, LLC, RECORDED IN BOOK 765, PAGE 2177, WAYNE COUNTY RECORDS; THENCE S87°17'00"E ALONG THE NORTH LINE OF SECTION 17 AND THE NORTH LINE OF SAID BAR 4 FARMS LAND A DISTANCE OF 517.92 FEET; THENCE S6°30'12"W ALONG THE EAST LINE OF SAID BAR 4 FARMS LAND A DISTANCE OF 550.67 FEET TO A FOUND 2" PIPE; THENCE S33°45'16"E ALONG THE EAST LINE OF SAID BAR 4 FARMS LAND A DISTANCE OF 549.53 FEET; THENCE N55°32'16"E ALONG THE EAST LINE OF SAID BAR 4 FARMS LAND A DISTANCE OF 109.97 FEET; THENCE S33°45'16"E ALONG THE EAST LINE OF SAID BAR 4 FARMS LAND A DISTANCE OF 260.19 FEET, PASSING A FOUND 2" PIPE AT A DISTANCE OF 225.19 FEET, TO THE CENTERLINE OF AKRON ROAD (SR# 585) (PUBLIC); THENCE S55°33'19"W ALONG THE SOUTH LINE OF SAID BAR 4 FARMS LAND AND SAID CENTERLINE A DISTANCE OF 175.00 FEET TO A SET MAG NAIL AND THE POINT OF BEGINNING;

- 1) THENCE CONTINUING S55°33'19"W ALONG THE SOUTH LINE OF SAID BAR 4 FARMS LAND AND THE SAID CENTERLINE A DISTANCE OF 259.75 FEET TO THE WEST LINE OF SAID BAR 4 FARMS LAND AND THE EAST LINE OF LAND OWNED BY TERRY BAUMAN, PARCEL #31-00579.000, WAYNE COUNTY RECORDS, AND A SET MAG NAIL;
- 2) THENCE N33°44'59" W ALONG THE WEST LINE OF SAID BAR 4 FARMS LAND AND THE EAST LINE OF SAID BAUMAN LAND A DISTANCE OF 199.91 FEET, PASSING A FOUND 1/2" REBAR W/S-8066' CAP AT A DISTANCE OF 35.00 FEET, TO THE SOUTH LINE OF SAID BAR 4 FARMS LAND AND THE NORTH LINE OF SAID BAUMAN LAND;
- 3) THENCE S55°43'18"W ALONG THE SOUTH LINE OF SAID BAR 4 FARMS LAND AND THE NORTH LINE OF SAID BAUMAN LAND A DISTANCE OF 99.75 FEET, TO THE WEST LINE OF SAID BAR 4 FARMS LAND AND THE EAST LINE OF LAND OWNED BY STACY HUBBARD, PARCEL #33-00133.000, WAYNE COUNTY RECORDS;
- 4) THENCE N33°43'46"W ALONG THE WEST LINE OF SAID BAR 4 FARMS LAND AND THE EAST LINE OF SAID HUBBARD LAND A DISTANCE OF 88.00 FEET TO A SET 5/8" REBAR W/S-8066' CAP;
- 5) THENCE N55°42'54"E A DISTANCE OF 360.00 FEET TO A SET 5/8" REBAR W/S-8066' CAP;
- 6) THENCE S33°38'32"E A DISTANCE OF 287.20 FEET, PASSING A SET 5/8" REBAR W/S-8066' CAP AT A DISTANCE OF 252.20 FEET, TO A SET MAG NAIL AND THE POINT OF BEGINNING.

CONTAINING 1.918 ACRES, AND CONTAINING 0.209 ACRES WITHIN THE RIGHT-OF-WAY. SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, IF ANY.

FOR SURVEY SEE VOLUME WW, PAGE 051 OF WAYNE COUNTY SURVEY RECORDS.

SURVEY AND DESCRIPTION PREPARED BY MATTHEW T. MOKANYK, OHIO P.S. NO. S-8066

BEARING BASIS OF THIS SURVEY IS WARRANTY DEED, BOOK 765, PAGE 2177, WAYNE COUNTY RECORDS. THE NORTH LINE OF SECTION 17 ESTABLISHED AS S89°17'00"E.

This description was made in accordance with a survey conducted under my direct supervision on February 9, 2017. To the best of my knowledge and belief, said survey was executed in accordance with Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.

OK MM 4/13/18

Matthew T. Mokanyk
Matthew T. Mokanyk, P.S., P.E.
Ohio P.S. No. S-8066

02/09/18
Date

