

Description of a 51.719 Acre Parcel

for
James Sebe

Situated in the Township of Chippewa, (T-18, R-11) Section 1, Northeast Quarter, County of Wayne and State of Ohio:

Known as being part of the residue of a 104.094 acre parcel of land as conveyed to James and Margaret Sebe, as recorded in Deed Volume 699, Page 868 of the Wayne County Deed Records and being more particularly described as follows:

Beginning at a stone found at the southwest corner of said Northeast Quarter of Section 1, said point being the **TRUE PLACE OF BEGINNING**;

- 1) Thence N 0° 42' 15" W along the west line of said Northeast Quarter of Section 1, which is the west line of said James Sebe parcel and the east line of lands now or formerly owned by M & K Sayre, Trustees (774/263), a distance of 1093.13 feet to a 3/4" iron bar set;
- 2) Thence S 87° 50' 35" E along a new division line, a distance of 1941.96 feet to a 5/8" Engineering Associates bar found;
- 3) Thence S 0° 45' 10" E along the east line of said James Sebe parcel, which is the west line of Lot 26 (Sebes Estate Allotment No. 3, PB 19, Page 152) now or formerly owned by Michael Sebe (OR 3/30), a distance of 514.63 feet to a 5/8" Engineering Associates bar found;
- 4) Thence N 89° 26' 20" E along the north line of said James Sebe parcel, which is the south line of said Lot 26, a distance of 660.10 feet to a 5/8" Engineering Associates bar found;
- 5) Thence S 0° 41' 05" E along the east line of said James Sebe parcel, which is the west line of Taylor Road (TR 11), a distance of 69.85 feet to a 3/4" iron bar set;
- 6) Thence along a curve to the left (Δ 89° 47' 00", Radius 40.00', Chord N 45° 40' 10" W – 56.46'), an arc distance of 62.68 feet to a 3/4" iron bar set;
- 7) Thence S 89° 26' 20" W along the south line of said James Sebe parcel, which is the north line of Lot 22 (Sebes Estate Allotment No. 2, PB 13, Page 281) now or formerly owned by Leroy Lefever (509/62), a distance of 420.07 feet to a 3/4" iron bar set;
- 8) Thence S 0° 46' 55" E along the east line of said James Sebe parcel, which is the west line of said Lot 22 and the west line of Lot 6 (Sebes Estate Allotment No. 1, PB 12, Page 329) now or formerly owned by Leroy Lefever (509/62), the west line of Lot 5 Sebes Estate Allotment No. 1, PB 12, Page 329) now or formerly owned by W. & L. Epling (707/798), a distance of 559.24 feet to the southeast corner of said James Sebe parcel, said point being witnessed by a pinched top pipe found S 8° 01' 15" E at a distance of 0.25 feet;
- 9) Thence N 87° 48' 40" W along the south line of said James Sebe parcel, which is the south line of said Northeast Quarter of Section 1, which is the north line of lands now or formerly owned by T. & G. Pavkov (OR 13/326) and the north line of lands now or formerly owned by Craig McAllester (484/2606), a distance of 2143.58 feet to the **TRUE PLACE OF BEGINNING** and containing 51.719 acres of land, more or less, by an actual field survey performed under the direction of David Bodo & Associates, Inc. in May, 2018 by Ronald C. Hinton, Ohio Registered Surveyor Number S-6270, but subject to all legal highways and any easements, restrictions or reservations of record.

The Basis of Bearing for this survey was based on Grid North (Ohio State Plane Coordinate System, North Zone, NAD 83) as determined from GPS observations made in May, 2018 by David Bodo & Associates, Inc.

Note: All iron bars set are 3/4" in diameter rebar by 30" long with a plastic surveyor's cap stamped "David Bodo & Associates". For details of the survey used to prepare this description, see the Survey Plat prepared by David Bodo & Associates, Dated June 14, 2018.

Ronald C. Hinton

PPN: _____

**SEE SURVEY
"WW"-173**

