

2.0074 Acres

Situated in the State of Ohio, County of Wayne, Township of Salt Creek, part of the Southwest Quarter of Section 18, Township 15 North, Range 12 West.

Being part of a parcel conveyed to Robert D. Sterling and Jeannette Sterling as recorded in Official Record 644, Page 1140 of said county records and bounded and described as follows:

COMMENCING at a 5/8 inch rebar with an illegible cap found at the intersection of the centerlines of Graber Road (Township Road 159) and Honeytown Road (County Road 54) and the east line of Franklin Township (Section 13, Township 14 North, Range 13 West) and the west line of said Salt Creek Township (Section 18, Township 15 North, Range 12 West), thence on the west line of said Salt Creek Township, **South 0 degrees 07 minutes 21 seconds East**, a distance of **2068.98 feet**, thence **North 89 degrees 52 minutes 39 seconds East**, a distance of **216.69 feet** to a rebar set at the **POINT OF BEGINNING** of the parcel herein described:

- 1) Thence on a new division line, **North 65 degrees 14 minutes 04 seconds East**, a distance of **347.00 feet** to a mag nail set on the centerline of Fredericksburg Road (County Road 501, 60 feet wide), passing over a rebar set on the west right of way line of said Fredericksburg Road at 317.00 feet;
- 2) Thence on the centerline of said Fredericksburg Road, **South 24 degrees 45 minutes 56 seconds East**, a distance of **252.00 feet** to a mag nail set;
- 3) Thence on a new division line, **South 65 degrees 14 minutes 04 seconds West**, a distance of **347.00 feet** to a rebar set, passing over a rebar set on the west right of way line of said Fredericksburg Road at 30.00 feet;
- 4) Thence on a new division line, **North 24 degrees 45 minutes 56 seconds West**, a distance of **252.00 feet** to the **Point of Beginning**, containing 2.0074 acres (87,444 sq.ft.), with 0.1736 acres (7,560 SF) in the right of way, and being part of Wayne County Auditor's Parcel Number 45-00762.000.

All rebar set are 5/8 inch diameter by 30 inch long rebar with cap marked "GPD"

The bearings for this description are based on Grid North, of the Ohio State Plane Coordinate System, North Zone, NAD83(2011) as determined by GNSS measurements tied to the Ohio Department of Transportation's VRS system.

SURVEY REF: WW-939



Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.
dba GPD Group

Steven L. Mullaney 3/4/2021
 Steven L. Mullaney, P.S.
 Ohio Professional Surveyor No. 7900