



LEWIS LAND PROFESSIONALS
INC.
Civil Engineering & Land Surveying

Legal Description for
Split Parcel
1.5180 Acres
Project 20-343

Situated in the Township of Wayne, County of Wayne, State of Ohio, and known as being part of the Northwest Quarter of Section 23, Township 16, Range 13, also known as being part of a parcel conveyed to Tyler H. & Erica D. Stahl as recorded in O.R. Volume 826, Page 2200 of the Wayne County Recorder's Records and being further bounded and described as follows:

COMMENCING at a stone found at the southeast corner of said Northwest Quarter of Section 23, thence, **North 00°54'19" West**, along the east line of said Northwest Quarter of Section 23, a distance of **1168.89 feet** to a 3/4" iron pin found at the northeasterly corner of said Stahl parcel; thence, **South 89°19'01" West**, along the southerly line of Troyer Estates Subdivision Phase 2 & 3 as recorded in Plat Volume 10, Page 34 of the Wayne County Recorder's Records, a distance of **604.82 feet** to a 5/8" rebar capped "Lewis Land Professionals" set, which is the **TRUE PLACE OF BEGINNING** for the following described parcel;

1. thence, **South 00°55'59" East**, a distance of **345.00 feet** to a 5/8" rebar capped "Lewis Land Professionals" set;
2. thence, **South 89°19'01" West**, a distance of **185.00 feet** to a 5/8" rebar capped "Lewis Land Professionals" set;
3. thence, **North 00°55'59" West**, a distance of **275.00 feet** to a 5/8" rebar capped "Lewis Land Professionals" set;
4. thence, **North 58°44'53" West**, a distance of **47.26 feet** to a 5/8" rebar capped "Lewis Land Professionals" set;
5. thence, **North 00°55'59" West**, a distance of **45.00 feet** to a 5/8" rebar capped "Lewis Land Professionals" set at the centerline intersection of Mel Lane (60' width) with the southerly line of said Troyer Estates Subdivision Phase 2;
6. thence, **North 89°19'01" East**, along the southerly line of said Troyer Estates Subdivision Phase 2, a distance of **225.00 feet** to the **PLACE OF BEGINNING**, containing a **1.5180 acres** of land, more or less, as surveyed by Joseph A. Burgoon Registered Surveyor No. 8325 in January 2021, for and on behalf of Lewis Land Professionals, Inc.

The **Basis of Bearing** for this description is Grid North of the Ohio State Plane Coordinate System, NAD83(2011), North Zone as established by ODOT VRS GPS observation.

See survey XX-009

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