

Description of a 24.067 Acre Parcel
for Frank Vargo

Situated in the Township of Chippewa, County of Wayne and State of Ohio:

Being a part of the Northwest and Southwest Quarters of Section 5, Township 18 of Range 11 and known as being all of a 1.870 acre parcel as conveyed to Frank M. Vargo and Ann Denise Vargo by deed as recorded in Deed Volume 714, Page 108 and being all of a parcel of land as conveyed to Frank M. Vargo and Ann Denise Vargo by deed as recorded in Deed Volume 714, Page 110 of the Wayne County Deed Records, and being more particularly described as follows:

Beginning at a 3/4" pinchtap pipe found (Bent East) at the southeast corner of said Northwest Quarter of Section 5;

Thence S 89° 03' 57" W along the south line of said Northwest Quarter of Section 5, a distance of 405.21 feet to a 3/4" iron bar set, said point being the **TRUE PLACE OF BEGINNING**;

Thence along the perimeter of said Vargo parcels:

- 1) Thence S 26° 49' 35" W along the westerly line of lands as now or formerly owned by Jason & Lisa Balczunas (OR 99/578), a distance of 183.63 feet to a 5/8" bar found;
- 2) Thence N 85° 38' 20" W along the north line of lands as now or formerly owned by David Choban (714/155), a distance of 63.40 feet to a 5/8" capped bar found;
- 3) Thence S 15° 55' 17" W along the west line of said Choban parcel, a distance of 181.42 feet to a 1/2" square bar found;
- 4) Thence S 33° 14' 54" W along the westerly line of a 0.88 acre parcel of land as now or formerly owned by Jerry & Melba Uphold (OR 432/1054), a distance of 204.00 feet to a 3/4" iron bar set;
- 5) Thence S 86° 10' 24" E along the south line of said Uphold parcel, a distance of 221.66 feet (passing over a 3/4" pinchtap pipe found at a distance of 188.19 feet) to a 1" magnetic spike set in Mt. Eaton Road (SR 94);
- 6) Thence along the west line of lands as now or formerly owned by Granville Cottrill (OR 889/4172), which is along the centerline of Mt. Eaton Road on a non-tangent curve to the left (Δ 1° 24' 18", Radius 1145.92', Chord S 22° 42' 58" W – 28.10'), an arc distance of 28.10 feet to a 1" magnetic spike set;
- 7) Thence S 89° 12' 30" W along the north line of a 0.33 acre parcel of land as now or formerly owned by Jerry & Melba Uphold (OR 432/1054), lands as now or formerly owned by Richard, Jr. & Dana Berlin (706/709), and lands as now or formerly owned by Laura Petroff & Jonathan Vogt (OR 917/4442), a distance of 1102.83 feet (passing over a 3/4" iron bar set at a distance of 30.00 feet and a 3/4" pinched top pipe found at a distance of 200.00 feet) to a 5/8" bar found;
- 8) Thence N 0° 48' 29" W along the east line of Lot 21 of Gasser Allotment #1 (Plat Book 21, Page 16) as now or formerly owned by Chris & Janet Briggs (707/626) and lands as now or formerly owned by Gary Thonen (634/407), a distance of 540.42 feet to a 3/4" iron bar set on the quarter section line;
- 9) Thence N 1° 13' 03" W along the east line of lands now or formerly owned by Clifford & Helen Thonen, Trustees (OR 476/304), a distance of 395.17 feet to a 3/4" iron bar set;
- 10) Thence N 88° 53' 28" E along the south line of lands now or formerly owned by Mary Sauer, Trustee (338/1370) and Nanci Forney, Trustee (OR 881/1981), a distance of 1210.85 feet to a 3/4" pipe found;



11) Thence S 0° 47' 27" E along the west line of lands now or formerly owned by Terry Schmel (OR 652/826), a distance of 398.86 feet (passing over a 5/8" bar found at a distance of 397.25 feet) to the **TRUE PLACE OF BEGINNING** and containing 24.067 acres of land (11.022 acres are in said Northwest Quarter of Section 5, 13.045 acres are in said Southwest Quarter of Section 5 and 0.020 acres are in the Right of Way of Mt. Easton Road – S.R. 94), more or less, by an actual field survey performed under the direction of David Bodo & Associates, Inc. in July 2021 by Joseph D. Milano, Ohio Registered Surveyor Number S-8457, 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 July 2021 by David Bodo & Associates, Inc.". For details of the survey used to prepare this description, see the Survey Plat prepared by David Bodo & Associates, Dated July 9, 2021.

Note: All iron bar set are 3/4" in diameter rebar by 30" long with a plastic surveyor's cap stamped "David Bodo & Associates".

PPN: 12-01108.000 and 12-01109.000

Survey REF: XX-042

Joseph D. Milano



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SEP 03 2021

Property of Wayne County Tax Map Office

