

Baker Surveying, LLC
138 N Clay St.
Millersburg, OH 44654

Telephone: 330-674-4788
Email: bakersurveying@gmail.com

Description 2.719 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), southwest quarter of Section 23, County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found marking the northwest corner of the southwest quarter of Section 23, thence S 01 degrees 12' 17" E 862.24 feet along the section line to a point in the center of Harrison Road aka C.R. 2, thence N 79 degrees 40' 42" E 343.72 feet along the centerline of Harrison Road aka C.R. 2 to a point, thence N 76 degrees 43' 17" E 467.62 feet along the centerline of Harrison Road aka C.R. 2 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 12 degrees 15' 34" E 17.50 feet.

thence with the following FIVE (5) COURSES:

- 1) N 76 degrees 43' 17" E 53.55 feet along the centerline of Harrison Road aka C.R. 2 to a point;
- 2) N 76 degrees 50' 45" E 150.34 feet along the centerline of Harrison Road aka C.R. 2 to a point, witnessed by a 5/8 inch rebar found S 08 degrees 20' 43" E 68.08 feet;
- 3) S 08 degrees 20' 43" E 609.97 feet along David R. Mast and Miriam E. Mast's (O.R. 785 page 1697) west line to an iron pin set;
- 4) S 48 degrees 32' 14" W 185.85 feet through the lands of Levi D. Miller and Susan M. Miller (O.R. 776 page 3) to a 5/8 inch rebar found;
- 5) N 12 degrees 15' 34" W 695.92 feet along William L. Miller and Rosella D. Miller's (O.R. 842 page 510) east line to the TRUE POINT OF BEGINNING.

This parcel contains 2.719 acres, but subject to all highways and easements of record. To go to adjoiner only.

The 2.719 acre parcel is being created pursuant to Ohio Revised Code Section 711.001, wherein it is a transfer between adjoining land owners and does not create an additional building site and is not to be used as a separate building site or transferred as an independent parcel in the future.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

This description prepared by Donald C. Baker, P.S. 6938, September 2, 2021.
For survey, See Volume XX, Page 73 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938



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Description 8.398 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), southwest quarter of Section 23, County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found marking the northwest corner of the southwest quarter of Section 23, thence S 01 degrees 12' 17" E 862.24 feet along the section line to a point in the center of Harrison Road aka C.R. 2, thence N 79 degrees 40' 42" E 343.72 feet along the centerline of Harrison Road aka C.R. 2 to a point, thence N 76 degrees 43' 17" E 238.45 feet along the centerline of Harrison Road aka C.R. 2 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 01 degrees 12' 17" E 24.18 feet.

thence with the following FIVE (5) COURSES:

- 1) N 76 degrees 43' 17" E 282.72 feet along the centerline of Harrison Road aka C.R. 2 to a point;
- 2) N 76 degrees 50' 45" E 150.34 feet along the centerline of Harrison Road aka C.R. 2 to a point, witnessed by a 5/8 inch rebar found S 08 degrees 20' 43" E 68.08 feet;
- 3) S 08 degrees 20' 43" E 609.97 feet along David R. Mast and Miriam E. Mast's (O.R. 785 page 1697) west line to an iron pin set;
- 4) S 48 degrees 32' 14" W 654.37 feet to a 5/8 inch rebar found;
- 5) N 01 degrees 12' 17" W 937.84 feet along Levi D. Miller and Susan M. Miller's (O.R. 776 page 3) east line to the TRUE POINT OF BEGINNING.

This parcel contains 8.398 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

This description prepared by Donald C. Baker, P.S. 6938, September 2, 2021.
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