



LEWIS LAND PROFESSIONALS

INC.

Civil Engineering & Land Surveying



Legal Description
Baughman Township
Lot Split
Project No. 22-163
Area = 2.006 Acres

Situated in the Township of Baughman, County of Wayne, State of Ohio, and known as being part of the Northeast Quarter of Section 24 (T-17N, R-11W) of said Township of Baughman, also known as being part of a parcel of land conveyed to Linda S. Forrer as recorded in O.R. Vol. 914, P. 690 of the Wayne County Recorder's records and being further bounded and described as follows:

Commencing at a 3/4" iron pipe bent over stone found at the southwesterly corner of said Northeast Quarter of Section 24; Thence **North 00°18'49" West**, along the westerly line of said Northeast Quarter of Section 24, also being the centerline of Hatfield Road, T.R.250 (60' wide), also being the easterly line of a parcel of land conveyed to Timothy J. Caillet, Sr. as recorded in O.R. Vol. 447, P. 1435 of the Wayne County Recorder's records, a distance of **120.00 feet** to a point, said point being the **TRUE PLACE OF BEGINNING** for the parcel of land herein described in the following four (4) courses;

1. Thence continuing **North 00°18'49" West**, along the westerly line of said Northeast Quarter of Section 24, also being the centerline of said Hatfield Road, also being the easterly line of said Timothy J. Caillet, Sr. parcel, a distance of **268.00 feet** to a point;
2. Thence **South 81°26'05" East**, along a new line of division, passing over a 5/8" iron pin (capped "Lewis Land Professionals") set at 30.36 feet, a distance of **330.00 feet** to a 5/8" iron pin (capped "Lewis Land Professionals") set;
3. Thence **South 00°18'49" East**, along a new line of division, a distance of **268.00 feet** to a 5/8" iron pin (capped "Lewis Land Professionals") set;
4. Thence **North 81°26'05" West**, along a new line of division, passing over a 5/8" iron pin (capped "Lewis Land Professionals") set at 299.64 feet, a distance of **330.00 feet** to the **PLACE OF BEGINNING** and containing **2.006 acres** of land, (0.185 acres in right-of-way) more or less, as surveyed by Louis J. Giffels, Registered Surveyor No. 7790 in July 2022, 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 GPS Observation.

Survey: **XX-366**

8691 Wadsworth Rd. Ste. 100 Wadsworth, Ohio 44281
(330) 335-8232