

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

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

Description 2.644 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northwest quarter of Section 22,
County of Wayne and State of Ohio.

Described as follows:

Beginning at a 5/8 inch rebar found in James Road aka C.R. 90 marking the northeast
corner of the northwest quarter of Section 22 the TRUE POINT OF BEGINNING,
witnessed by an iron pin set N 89 degrees 00' 48" W 23.67 feet.

thence with the following FOUR (4) COURSES:

- 1) S 01 degrees 21' 26" E 339.10 feet along the quarter section line and along James
Road aka C.R. 90 to a point, witnessed by a 5/8 inch rebar found S 88 degrees 34'
24" W 30.37 feet;
- 2) S 88 degrees 34' 24" W 332.60 feet along Donald O. Gaddis and Pamela R. Gaddis,
Co-Trustees' (O.R. 857 page 1594) north line to a 5/8 inch rebar found;
- 3) N 01 degrees 24' 32" W 353.13 feet to an iron pin set on the section line;
- 4) S 89 degrees 00' 48" E 333.20 feet along the section line to the TRUE POINT OF
BEGINNING.

This parcel contains 2.644 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
Surveying LLC".

Basis of bearings from Ohio State Plan Coordinate System, North Zone, N.A.D. 83, 2011
adjustment.

This description prepared by Donald C. Baker, P.S. 6938, July 31, 2023.
For survey, See Volume XX, Page 5102 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938



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Description 0.471 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northwest quarter of Section 22, County of Wayne and State of Ohio.

Described as follows:

Beginning at a 5/8 inch rebar found in James Road aka C.R. 90 marking the northeast corner of the northwest quarter of Section 22 the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 89 degrees 00' 48" W 23.67 feet.

thence with the following FIVE (5) COURSES:

- 1) S 01 degrees 21' 26" E 60.00 feet along the quarter section line and along James Road aka C.R. 90 to a point, witnessed by a 5/8 inch rebar found N 88 degrees 58' 34" W 32.73 feet;
- 2) N 88 degrees 58' 34" W 318.35 feet along Seth D. Gaddis (O.R. 421 page 1408, O.R. 492 page 532, and O.R. 853 page 1715) north line to a 5/8 inch rebar found;
- 3) S 09 degrees 35' 30" W 77.52 feet along said Gaddis west line to a 5/8 inch rebar found;
- 4) N 01 degrees 24' 32" W 136.51 feet through the lands of Donald O. Gaddis and Pamela R. Gaddis, Co-Trustees (O.R. 857 page 1594) to an iron pin set on the section line;
- 5) S 89 degrees 00' 48" E 333.20 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 0.471 acres, but subject to all highways and easements of record.

The above described 0.471 acre parcel is being created pursuant to Ohio Revised Code Section 711. 001, wherein it is a transfer of property between adjoining landowners and does not create an additional building site. It 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 Surveying LLC".

Basis of bearings from Ohio State Plan Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

This description prepared by Donald C. Baker, P.S. 6938, July 31, 2023.
For survey, See Volume XX, Page 562 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938

