

Baker Surveying, LLC

138 N Clay St.  
Millersburg, OH 44654

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

Description 4.597 acre parcel

Situated in the Township of Franklin (T-15 N, R-13 W), northeast quarter of Section 35,  
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 1 1/2 inch pipe found at the intersection of Messner Road aka C.R. 49  
and Fredericksburg Road aka C.R. 501 marking the southeast corner of the northeast  
quarter of Section 35, thence N 00 degrees 27' 24" E 692.08 feet along the section line  
and along Fredericksburg Road aka C.R. 501 to a point the TRUE POINT OF  
BEGINNING, witnessed by a 5/8 inch rebar found N 89 degrees 57' 28" W 30.00 feet.

thence with the following SIX (6) COURSES:

- 1) N 89 degrees 57' 28" W 486.60 feet along Andy L. Mast and Levi D. Mast's (O.R. 904 page 2864) north line to a 5/8 inch rebar found;
- 2) N 00 degrees 27' 24" E 509.19 feet along said Mast's east line to a 5/8 inch rebar found on Christopher E. Snyder's (O.R. 610 page 1776 and O.R. 700 page 467) south line;
- 3) N 89 degrees 47' 08" E 166.20 feet along said Snyder's south line to an iron pin set;
- 4) S 00 degrees 27' 24" W 150.00 feet through the lands of John P. Kearney (O.R. 950 page 687) to an iron pin set;
- 5) N 89 degrees 47' 08" E 320.42 feet through the lands of said Kearney to a point on the section line and in Fredericksburg Road aka C.R. 501, witnessed by an iron pin set S 89 degrees 47' 08" W 30.00 feet;
- 6) S 00 degrees 27' 24" W 361.37 feet along the section line and along Fredericksburg Road aka C.R. 501 to the TRUE POINT OF BEGINNING.

This parcel contains 4.597 acres, but subject to all highways and easements of record.

This description prepared by Donald C. Baker, P.S. 6938, February 23, 2023.  
For survey, See Volume XX, Page 51010 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938



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

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

### Description 1.103 acre parcel

Situated in the Township of Franklin (T-15 N, R-13 W), northeast quarter of Section 35,  
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 1 1/2 inch pipe found at the intersection of Messner Road aka C.R. 49  
and Fredericksburg Road aka C.R. 501 marking the southeast corner of the northeast  
quarter of Section 35, thence N 00 degrees 27' 24" E 1053.45 feet along the section line  
and along Fredericksburg Road aka C.R. 501 to a point the TRUE POINT OF  
BEGINNING, witnessed by an iron pin set S 89 degrees 47' 08" W 30.00 feet.

thence with the following FOUR (4) COURSES:

- 1) S 89 degrees 47' 08" W 320.42 feet through the lands of John P. Kearney (O.R. 950  
page 687) to an iron pin set;
- 2) N 00 degrees 27' 24" E 150.00 feet through the lands of said Kearney to an iron pin  
set on Christopher E. Snyder's (O.R. 610 page 1776 and O.R. 700 page 467) south  
line;
- 3) N 89 degrees 47' 08" E 320.42 feet along said Snyder's south line to a point on the  
section line and in Fredericksburg Road aka C.R. 501, witnessed by a 5/8 inch rebar  
found S 89 degrees 47' 08" W 30.00 feet;
- 4) S 00 degrees 27' 24" W 150.00 feet along the section line and along Fredericksburg  
Road aka C.R. 501 to the TRUE POINT OF BEGINNING.

This parcel contains 1.103 acres, but subject to all highways and easements of record.

This description prepared by Donald C. Baker, P.S. 6938, February 23, 2023.  
For survey, See Volume XX, Page 5660 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938

