

Baker Surveying, LLC

138 N Clay St.
Millersburg, OH 44654

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

Description 3.000 acre parcel

Situated in the Township of Salt Creek (T-15 N, R-12 W), northwest quarter of Section 19, County of Wayne and State of Ohio.

Described as follows:

Commencing at an iron pin set on the Franklin Township line marking the northwest corner of the northwest quarter of Section 19, thence S 00 degrees 11' 56" E 47.99 feet along the Franklin Township line and along the section line to a point on the south line of Spencer Lane, thence S 76 degrees 23' 32" E 286.68 feet along the south line of Spencer Lane to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) S 76 degrees 23' 32" E 105.92 feet along the south line of said Spencer Lane to a 5/8 inch rebar found;
- 2) S 35 degrees 09' 02" E 508.08 feet along Patrick M. Morris' (O.R. 121 page 188) west line to a 5/8 inch rebar found;
- 3) S 27 degrees 17' 53" E 164.57 feet along Edna Mae L. Wade's (O.R. 916 page 889) west line to an iron pin set;
- 4) S 62 degrees 04' 26" W 181.37 feet through the lands of Hillside Farms & Properties, LLC (O.R. 771 page 914) to an iron pin set;
- 5) N 32 degrees 15' 47" W 702.78 feet through the lands of said Hillside Farms & Properties, LLC to an iron pin set;
- 6) N 39 degrees 50' 42" E 100.61 feet through the lands of said Hillside Farms & Properties, LLC to the TRUE POINT OF BEGINNING.

This parcel contains 3.000 acres, but subject to all highways and easements of record.

The above described 3.000 acre parcel has access by a 30 foot easement for the purpose of ingress and egress, further described as follows.

Situated in the Township of Salt Creek (T-15 N, R-12 W), northwest quarter of Section 19, County of Wayne and State of Ohio.

Commencing at an iron pin set on the Franklin Township line marking the northwest corner of the northwest quarter of Section 19, thence S 00 degrees 11' 56" E 47.99 feet along the Franklin Township line and along the section line to a point on the south line of Spencer Lane, thence S 76 degrees 23' 32" E 286.68 feet along the south line of Spencer Lane to an iron pin set, thence S 76 degrees 23' 32" E 105.92 feet along the south line of Spencer Lane to a 5/8 inch rebar found, thence S 35 degrees 09' 02" E 508.08 feet along Patrick M. Morris' (O.R. 121 page 188) west line to a 5/8 inch rebar found, thence S 27 degrees 17' 53" E 214.57 feet along Edna Mae L. Wade's (O.R. 916 page 889) west line to a 5/8 inch rebar found on the Village of Fredericksburg corporation line, thence S 62 degrees 04' 26" W 15.00 feet along the Village of Fredericksburg corporation line and along the north line of Holmes Avenue to a point the TRUE POINT OF BEGINNING.

thence N 27 degrees 17' 53" W 50.00 feet along the centerline of a 30 foot easement to a point on the south line of the above described 3.000 acre tract and THERE ENDS.

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 5, 2023.

For survey, See Volume XX, Page 589 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938



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Description 30 foot easement

Situated in the Township of Salt Creek (T-15 N, R-12 W), northwest quarter of Section 19, County of Wayne and State of Ohio.

Commencing at an iron pin set on the Franklin Township line marking the northwest corner of the northwest quarter of Section 19, thence S 00 degrees 11' 56" E 47.99 feet along the Franklin Township line and along the section line to a point on the south line of Spencer Lane, thence S 76 degrees 23' 32" E 286.68 feet along the south line of Spencer Lane to an iron pin set, thence S 76 degrees 23' 32" E 105.92 feet along the south line of Spencer Lane to a 5/8 inch rebar found, thence S 35 degrees 09' 02" E 508.08 feet along Patrick M. Morris' (O.R. 121 page 188) west line to a 5/8 inch rebar found, thence S 27 degrees 17' 53" E 214.57 feet along Ednamae L. Wade's (O.R. 916 page 889) west line to a 5/8 inch rebar found on the Village of Fredericksburg corporation line, thence S 62 degrees 04' 26" W 15.00 feet along the Village of Fredericksburg corporation line and along the north line of Holmes Avenue to a point the TRUE POINT OF BEGINNING.

thence N 27 degrees 17' 53" W 50.00 feet along the centerline of a 30 foot easement to a point and THERE ENDS.

The above described easement is for the purpose of ingress and egress.

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.

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