

Baker Surveying, LLC

138 N Clay St.
Millersburg, OH 44654

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

Description 3.500 acre parcel

Situated in the Township of Clinton (T-18 N, R-14 W), southwest quarter of Section 23, County of Wayne and State of Ohio.

Described as follows:

Commencing at a R.R. spike found in C.R. 1 aka Centerville Road marking the southwest corner of the southwest quarter of Section 23, thence S 89 degrees 18' 10" E 1117.34 feet along the section line and along C.R. 1 aka Centerville Road to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 02 degrees 29' 55" E 38.71 feet.

thence with the following FOUR (4) COURSES:

- 1) N 02 degrees 29' 55" E 508.95 feet through the lands of Jacob J. Troyer and Emma Troyer (O.R. 19 page 190) to an iron pin set;
- 2) S 89 degrees 18' 10" E 277.53 feet through the lands of said Troyer to an iron pin set;
- 3) S 02 degrees 29' 38" E 509.49 feet through the lands of said Troyer to a point on the section line and in C.R. 1 aka Centerville Road, witnessed by an iron pin set N 02 degrees 29' 38" W 35.02 feet;
- 4) N 89 degrees 18' 10" W 321.89 feet along the section line and along C.R. 1 aka Centerville Road to the TRUE POINT OF BEGINNING.

This parcel contains 3.500 acres, but subject to all highways and easements of record.

This parcel has access by a 30 foot easement for the purpose of ingress, egress, and general utilities, further described as follows:

Situated in the Township of Clinton (T-18 N, R-14 W), southwest quarter of Section 23, County of Wayne and State of Ohio.

Commencing at a R.R. spike found in C.R. 1 aka Centerville Road marking the southwest corner of the southwest quarter of Section 23, thence S 89 degrees 18' 10" E 1102.33 feet along the section line and along C.R. 1 aka Centerville Road to a point the TRUE POINT OF BEGINNING.

thence N 02 degrees 29' 55" E 508.95 feet along the centerline of a 30 foot easement and through the lands of Jacob J. Troyer and Emma Troyer (O.R. 19 page 190) to a point and THERE ENDS.

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, 2011 Adjustment.

This description prepared by Donald C. Baker, P.S. 6938, May 8, 2023.
For survey, See Volume XX, Page 604 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938

