

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

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

Description 9.557 acre parcel

Situated in the Township of Franklin (T-15 N, R-13 W), southwest quarter of Section 22, County of Wayne and State of Ohio.

Described as follows:

Commencing at an iron pin set on the Wooster Township line marking the southwest corner of the southwest quarter of Section 22, thence N 00 degrees 06' 13" W 72.50 feet along the Wooster Township line and along the section line to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 00 degrees 06' 13" W 25.00 feet.

thence with the following SEVEN (7) COURSES:

- 1) N 00 degrees 06' 13" W 712.57 feet along the Wooster Township line and along the section line to a 5/8 inch rod found;
- 2) N 72 degrees 05' 39" E 941.35 feet along Scott Patsolic and Kristina Patsolic's (O.R. 959 page 911) south line to a 5/8 inch rod found on the west right of way line of S.R. 83 aka Millersburg Road;
- 3) Along a curve to the left having a delta angle of 02 degrees 06' 00", R – 4976.07 feet, T – 91.21 feet, Ch. Brg. – S 07 degrees 09' 27" E, Ch. – 182.38 feet along the west right of way line of S.R. 83 aka Millersburg Road an arc distance of 182.39 feet to an iron pin set;
- 4) S 69 degrees 15' 30" W 441.54 feet along said Patsolic's north line to a point in a stream, witnessed by an iron pin set N 29 degrees 01' 05" W 21.66 feet;
- 5) S 05 degrees 46' 51" W 434.44 feet along said Patsolic's west line to a 5/8 inch rebar found;
- 6) S 48 degrees 34' 26" W 124.55 feet along said Patsolic's west line to a point in a stream, witnessed by an iron pin set N 23 degrees 55' 28" W 17.09 feet;
- 7) S 67 degrees 46' 25" W 396.59 feet along said Patsolic's north line to the TRUE POINT OF BEGINNING.

This parcel contains 9.557 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 6938".
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, January 2, 2024.
For survey, See Volume XX, Page 675 of the Wayne County Survey Records.



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Description 7.275 acre parcel

Situated in the Township of Wooster (T-15 N, R-13 W), southeast quarter of Section 21, County of Wayne and State of Ohio.

Described as follows:

Commencing at an iron pin set on the Franklin Township line marking the southeast corner of the southeast quarter of Section 21, thence N 00 degrees 06' 13" W 400.00 feet along the Franklin Township line and along the section line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 89 degrees 17' 40" W 733.99 feet along Donna L. Pfalzgraf's (D.V. 455 page 2387) north line to an iron pin set;
- 2) N 00 degrees 56' 19" W 474.82 feet along Mitchell S. Patsolic and Kristina J. Patsolic's (O.R. 411 page 2476) east line to a 5/8 inch rod found;
- 3) S 83 degrees 47' 20" E 745.39 feet along said Patsolic's south line to a 5/8 inch rod found on the Franklin Township line and on the section line;
- 4) S 00 degrees 06' 13" E 385.07 feet along the Franklin Township line and along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 7.275 acres, but subject to all highways and easements of record.

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

Situated in the Township of Wooster (T-15 N, R-13 W), southeast quarter of Section 21, and in the Township of Franklin (T-15 N, R-13 W), southwest quarter of Section 22, County of Wayne and State of Ohio.

Commencing at an iron pin set on the Wooster Township and Franklin Township line marking the southeast corner of the southeast quarter of Section 21, Wooster Township, thence N 00 degrees 06' 13" W 400.00 feet along the Wooster Township and Franklin Township line and along the section line to a 5/8 inch rebar found, thence N 00 degrees 06' 13" W 385.07 feet along the Wooster Township and Franklin Township line and along the section line to a 5/8 inch rod found, thence N 83 degrees 47' 20" W 20.70 feet along Mitchell S. Patsolic and Kristina J. Patsolic's (O.R. 411 page 2476) south line to a point the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES along the centerline of a 30 foot easement:

- 1) N 49 degrees 45' 44" E 46.53 feet (passing into the southwest quarter of Section 22, Franklin Township) through the lands of said Patsolic and through the lands of Scott Patsolic and Kristina Patsolic (O.R. 959 page 911) to a point;
- 2) N 00 degrees 06' 13" W 489.13 feet through the lands of said Scott Patsolic and Kristina Patsolic to a point;

3) N 89 degrees 50' 12" E 875.67 feet through the lands of said Scott Patsolic and Kristina Patsolic to a point on the west right of way line of S.R. 83 aka Millersburg Road 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 Plan Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

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MC

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
			1043	16376.86	48571.58	
1043-1092N	00°56'19" W	474.82	1092	16851.62	48563.80	
1092-1093S	83°47'20" E	745.39	1093	16770.97	49304.81	
1093-1094S	00°06'13" E	385.07	1094	16385.90	49305.51	
1094-1095S	89°17'40" W	733.99	1095	16376.86	48571.57	

Closure error distance> 0.00359592 Error Bearing> N 25°09'25" W

Closure Precision> 1 in 650534.09 Total Distance Traversed> 2339.27

7.2749 ACRES

316896.4998 SQ. FT.

MC

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
			1	17631.89	51367.59	
1-2	N 72°05'39" E	941.35	2	17921.31	52263.34	
CURVE	A=182.39 DELTA=02°06'00"		T=91.21	EXT=0.84		
2-4	S 07°09'27" E	182.38	4	17740.35	52286.06	
RADIUS POINT		4976.07	3	18450.73	57211.17	
4-5	S 69°15'30" W	441.54	5	17583.98	51873.14	
5-6	S 05°46'51" W	434.44	6	17151.75	51829.38	
6-7	S 48°34'26" W	124.55	7	17069.34	51736.00	
7-8	S 67°46'25" W	396.59	8	16919.32	51368.87	
8-9	N 00°06'13" W	712.57	9	17631.89	51367.58	

Closure error distance> 0.00234103 Error Bearing> N 58°47'02" W
 Closure Precision> 1 in 1303288.75 Total Distance Traversed> 3051.04

9.5570 ACRES
 416305.0727 SQ. FT.