

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

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Description 1.796 acre parcel

Situated in the Township of Plain (T-19 N, R-14 W), southeast quarter of Section 27,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 3/4 inch pinchtap found in Springville Road aka T.R. 234 marking the southeast corner of the southeast quarter of Section 27, thence N 00 degrees 24' 52" E 790.64 feet along the section line and along Springville Road aka T.R. 234 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 88 degrees 43' 13" W 29.66 feet.

thence with the following FOUR (4) COURSES:

- 1) N 88 degrees 43' 13" W 360.04 feet along Danny L. Breitenbucher and Teresa A. Breitenbucher's (O.R. 717 page 722) north line to an iron pin set;
- 2) N 00 degrees 24' 52" E 214.56 feet through the lands of Julie Anne Casteel and Michael Lawrence Casteel (O.R. 960 page 4191) to an iron pin set;
- 3) S 89 degrees 35' 08" E 360.00 feet through the lands of said Casteel to a point on the section line and in Springville Road aka T.R. 234, witnessed by an iron pin set N 89 degrees 35' 08" W 30.00 feet;
- 4) S 00 degrees 24' 52" W 220.00 feet along the section line and along Springville Road aka T.R. 234 to the TRUE POINT OF BEGINNING.


This parcel contains 1.796 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 Plane Coordinate System, North Zone, N.A.D. 83, 2011 Adjustment.

This description prepared by Aaron L. Gerber, P.S. 8379, June 12, 2024.

For survey, See Volume XX, Page 822 of the Wayne County Survey Records.



Aaron L. Gerber P.S. 8379



Math Check

Inverse with Area

Wed Jun 12 11:51:12 2

CRD File> S:\Work 5\Carlson Projects\2024 WORK\AAA MATH CHECK 2024.crd

PntNo	Bearing	Distance	Northing	Easting	Description
1195			252122.4570	2136346.2463	
	N 88°43'13" W	360.0400			
1199			252130.4980	2135986.2961	
	N 00°24'52" E	214.5600			
1200			252345.0524	2135987.8481	
	S 89°35'08" E	360.0000			
1201			252342.4484	2136347.8386	
	S 00°24'52" W	220.0000			
1202			252122.4541	2136346.2473	
Closure Error Distance> 0.0031 Error Bearing> N 19°35'03" W					
Closure Precision> 1 in 373875.08 Total Distance Inversed> 1154.6000					
Area: 1.7957 Acres					