

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

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

Description 3.300 acre parcel

Situated in the Township of Wooster (T-15 N, R-13 W), northeast quarter of Section 30, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 3/4 inch rebar found marking the northwest corner of the northeast quarter of Section 30, thence S 01 degrees 03' 43" E 368.86 feet along the quarter section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) S 89 degrees 54' 59" E 528.76 feet through the lands of Kirk K. Miller, Trustee (O.R. 911 page 443) to an iron pin set;
- 2) S 41 degrees 07' 58" E 409.26 feet through the lands of said Miller to a point in the center of Shreve Road aka S.R. 226, witnessed by an iron pin set N 41 degrees 07' 58" W 28.63 feet;
- 3) S 25 degrees 06' 08" W 117.24 feet along the centerline of Shreve Road aka S.R. 226 to a point, witnessed by a 5/8 inch rebar found N 64 degrees 53' 57" W 30.00 feet;
- 4) N 64 degrees 53' 57" W 91.00 feet along Tina R. Oliver, Trustee's (O.R. 621 page 87) north line to a 5/8 inch rebar found;
- 5) N 35 degrees 48' 37" W 238.33 feet along said Oliver's east line to a 5/8 inch rebar found;
- 6) N 89 degrees 54' 59" W 523.00 feet along said Oliver's north line to a 5/8 inch rebar found on the quarter section line;
- 7) N 01 degrees 03' 43" W 182.58 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 3.300 acres, but subject to all highways and easements of record. To go to adjoinder.

The 3.300 acre parcel is being created pursuant to Ohio Revised Code Section 711.001, wherein it is a transfer between adjoining land owners and does not create an additional

building site. It is not to be used as a separate building site or transferred as an independent parcel in the future.

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 26, 2024.

For survey, See Volume XX, Page 832 of the Wayne County Survey Records.

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Aaron L. Gerber P.S. 8379



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Description 56.400 acre parcel

Situated in the Township of Wooster (T-15 N, R-13 W), southeast quarter of Section 19 and the northeast quarter of Section 30, County of Wayne and State of Ohio.

Described as follows:

Beginning at a 3/4 inch rebar found marking the southwest corner of the southeast quarter of Section 19 the TRUE POINT OF BEGINNING.

thence with the following TEN (10) COURSES:

- 1) N 00 degrees 20' 02" E 1425.90 feet along the quarter section line to a stone found, witnessed by an iron pin set S 88 degrees 48' 18" E 116.65 feet;
- 2) S 88 degrees 48' 18" E 1765.49 feet along the south line of Triway Lane and along Board of Education Triway Local School District's (D.V. 375 page 470 and D.V. 607 page 597) south line to a point in the center of Shreve Road aka S.R. 226, witnessed by a 5/8 inch rebar found N 88 degrees 48' 18" W 59.18 feet;
- 3) S 25 degrees 07' 34" W 675.59 feet along the centerline of Shreve Road aka S.R. 226 to a point;
- 4) S 25 degrees 06' 08" W 1606.99 feet (passing into the northeast quarter of Section 30) along the centerline of Shreve Road aka S.R. 226 to a point, witnessed by an iron pin set N 41 degrees 07' 58" W 28.63 feet;
- 5) N 41 degrees 07' 58" W 409.26 feet to an iron pin set;
- 6) N 89 degrees 54' 59" W 528.76 feet to an iron pin set on the quarter section line;
- 7) N 01 degrees 03' 43" W 193.36 feet along the quarter section line to a 1/2 inch pipe found;
- 8) S 86 degrees 34' 07" E 153.92 feet along the south line of a cemetery to a 3/4 inch pipe found;
- 9) N 06 degrees 01' 24" W 186.99 feet along the east line of a cemetery to a 5/8 inch rebar found on the section line;
- 10) S 89 degrees 27' 58" W 137.28 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 56.400 acres, but subject to all highways and easements of record. Containing 46.649 acres in the southeast quarter of Section 19 and 9.751 acres in the northeast quarter of Section 30.

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 26, 2024.

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Description 7.723 acre parcel

Situated in the Township of Wooster (T-15 N, R-13 W), northeast quarter of Section 30,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 3/4 inch rebar found marking the northwest corner of the northeast
quarter of Section 30, thence S 01 degrees 03' 43" E 368.86 feet along the quarter
section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) S 89 degrees 54' 59" E 528.76 feet to an iron pin set;
- 2) S 41 degrees 07' 58" E 409.26 feet to a point in the center of Shreve Road aka S.R.
226, witnessed by an iron pin set N 41 degrees 07' 58" W 28.63 feet;
- 3) S 25 degrees 06' 08" W 237.24 feet along the centerline of Shreve Road aka S.R.
226 to a point;
- 4) N 64 degrees 53' 52" W 95.43 feet along David A. Chapman's (O.R. 914 page 4424)
north line to a 3/4 inch pipe found;
- 5) N 89 degrees 54' 59" W 601.97 feet along said Chapman's north line to a 1 inch hex
rod found on the quarter section line;
- 6) N 01 degrees 03' 43" W 482.58 feet along the quarter section line to the TRUE
POINT OF BEGINNING.

This parcel contains 7.723 acres, but subject to all highways and easements of record.

This parcel is subject to an existing easement recorded in survey JJ-408.
This parcel is also subject to an existing easement recorded in survey X-50B.

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 26, 2024.
For survey, See Volume XX, Page 832 of the Wayne County Survey Records.

Aaron L. Gerber P.S. 8379



Math Check

Inverse with Area

Wed Jun 26 14:31:53 :

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

PntNo	Bearing	Distance	Northing	Easting	Description
1414			255804.7713	2139913.2483	
	S 89°54'59" E	528.7600			
1425			255803.9997	2140442.0077	
	S 41°07'58" E	409.2600			
1426			255495.7503	2140711.2215	
	S 25°06'08" W	117.2400			
1427			255389.5833	2140661.4842	
	N 64°53'57" W	91.0000			
1428			255428.1867	2140579.0780	
	N 35°48'37" W	238.3300			
1429			255621.4625	2140439.6304	
	N 89°54'59" W	523.0000			
1430			255622.2257	2139916.6310	
	N 01°03'43" W	182.5800			
1431			255804.7744	2139913.2471	
Closure Error Distance> 0.0033 Error Bearing> S 20°25'42" E					
Closure Precision> 1 in 640039.26 Total Distance Inversed> 2090.1700					
Area: 3.3000 Acres					

Math Check

Inverse with Area

Wed Jun 26 14:30:39 ;

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

PntNo	Bearing	Distance	Northing	Easting	Description
1414			255804.7713	2139913.2483	
	S 89°54'59" E	528.7600			
1419			255803.9997	2140442.0077	
	S 41°07'58" E	409.2600			
1420			255495.7503	2140711.2215	
	S 25°06'08" W	237.2400			
1421			255280.9171	2140610.5761	
	N 64°53'52" W	95.4300			
1422			255321.4018	2140524.1592	
	N 89°54'59" W	601.9700			
1423			255322.2802	2139922.1899	
	N 01°03'43" W	482.5800			
1424			255804.7773	2139913.2461	
Closure Error Distance> 0.0064 Error Bearing> S 20°23'14" E					
Closure Precision> 1 in 366767.53 Total Distance Inversed> 2355.2400					
Area: 7.7226 Acres					

Math Check

Inverse with Area

Wed Jun 26 14:29:27 ;

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

PntNo	Bearing	Distance	Northing	Easting	Description
1408			256173.5702	2139906.4105	
	N 00°20'02" E	1425.9000			
1409			257599.4460	2139914.7198	
	S 88°48'18" E	1765.4900			
1410			257562.6264	2141679.8258	
	S 25°07'34" W	675.5900			
1411			256950.9639	2141392.9622	
	S 25°06'08" W	1606.9900			
1412			255495.7503	2140711.2215	
	N 41°07'58" W	409.2600			
1413			255803.9997	2140442.0077	
	N 89°54'59" W	528.7600			
1414			255804.7713	2139913.2483	
	N 01°03'43" W	193.3600			
1415			255998.0981	2139909.6647	
	S 86°34'07" E	153.9200			
1416			255988.8855	2140063.3087	
	N 06°01'24" W	186.9900			
1417			256174.8431	2140043.6872	
	S 89°27'58" W	137.2800			
1418			256173.5640	2139906.4132	

Closure Error Distance> 0.0068 Error Bearing> N 23°13'35" W

Closure Precision> 1 in 1042189.88 Total Distance Inversed> 7083.5400

Area: 56.4001 Acres