

Baker Surveying, LLC

138 N Clay St.
Millersburg, OH 44654

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

Description 0.076 acre parcel

Situated in the Township of Sugar Creek (T-16 N, R-11 W), northeast quarter of Section 11, County of Wayne and State of Ohio.

Described as follows:

Commencing at an axle found marking the northwest corner of the northeast quarter of Section 11, thence S 88 degrees 04' 31" E 856.79 feet along the section line to an iron pin set, thence S 21 degrees 11' 54" W 39.12 feet along Titus Glick and Brenda Glick's (O.R. 908 page 4868) west line to an iron pin set, thence S 05 degrees 44' 06" E 338.30 feet along said Glick's west line to an iron pin set, thence S 01 degrees 27' 54" W 57.80 feet along said Glick's west line to a mag nail set, thence N 85 degrees 10' 57" W 110.00 feet along Daniel J. Schlabach and Linda Schlabach's (O.R. 965 page 3263, PN 76-01186.000) north line to a mag nail set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 01 degrees 27' 54" W 178.07 feet along said Schlabach's west line to a 1/2 inch pinchtap found;
- 2) N 85 degrees 20' 15" W 19.48 feet along Sherman L. Holiday and Barbara A. Holiday's (O.R. 705 page 1816) north line to an iron pin set;
- 3) N 01 degrees 27' 54" E 162.28 feet through the lands of said Schlabach (PN 76-01185.000) to an iron pin set;
- 4) N 54 degrees 22' 29" E 24.38 feet through the lands of said Schlabach to the TRUE POINT OF BEGINNING.

This parcel contains 0.076 acres, but subject to all highways and easements of record. To go to adjoiner.

The above described 0.076 acre parcel is being created pursuant to Ohio Revised Code Section 711.001 wherein it is a transfer of property between adjoining land owners and does not create an additional building site. And 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, August 22, 2024.
For survey, See Volume XX, Page 888 of the Wayne County Survey Records.

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Aaron L. Gerber P.S. 8379



Baker Surveying, LLC

138 N Clay St.
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Telephone: 330-674-4788
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Description 3.548 acre parcel

Situated in the Township of Sugar Creek (T-16 N, R-11 W), northeast quarter of Section 11, County of Wayne and State of Ohio.

Described as follows:

Commencing at an axle found marking the northwest corner of the northeast quarter of Section 11, thence S 88 degrees 04' 31" E 576.39 feet along the section line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following NINE (9) COURSES:

- 1) S 88 degrees 04' 31" E 280.40 feet along the section line to a R.R. spike set;
- 2) S 21 degrees 11' 54" W 39.12 feet along Titus Glick and Brenda Glick's (O.R. 908 page 4868) west line to an iron pin set;
- 3) S 05 degrees 44' 06" E 338.30 feet along said Glick's west line to an iron pin set;
- 4) S 01 degrees 27' 54" W 57.80 feet along said Glick's west line to a mag nail set;
- 5) N 85 degrees 10' 57" W 110.00 feet along Daniel J. Schlabach and Linda Schlabach's (O.R. 965 page 3263, PN 76-01186.000) north line to a mag nail set;
- 6) S 54 degrees 22' 29" W 24.38 feet through the lands of said Schlabach (PN 76-01185.000) to an iron pin set;
- 7) S 01 degrees 27' 54" W 162.28 feet through the lands of said Schlabach (PN 76-01185.000) to an iron pin set on Sherman L. Holiday and Barbara A. Holiday's (O.R. 705 page 1816) north line;
- 8) N 85 degrees 20' 15" W 180.52 feet along said Holiday's north line to an iron pin set, witnessed by a 1/2 inch pinchtap found S 85 degrees 20' 15" E 0.30 feet;
- 9) N 01 degrees 27' 25" E 592.99 feet along Alan W. Graber and Joanna L. Graber's (O.R. 579 page 161 and O.R. 928 page 1667) east line to the TRUE POINT OF BEGINNING.

This parcel contains 3.548 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 Sugar Creek (T-16 N, R-11 W), northeast quarter of Section 11, County of Wayne and State of Ohio.

Commencing at an axle found marking the northwest corner of the northeast quarter of Section 11, thence S 88 degrees 04' 31" E 576.39 feet along the section line to a 5/8 inch rebar found, thence S 01 degrees 27' 25" W 592.99 feet along Alan W. Graber and Joanna L. Graber's (O.R. 928 page 1667 and O.R. 579 page 161) east line to an iron pin set, thence S 85 degrees 20' 15" E 200.00 feet along Sherman L. Holiday and Barbara A. Holiday's (O.R. 705 page 1816) north line to a 1/2 inch pinchtap found, thence S 01 degrees 27' 54" W 218.63 feet along said Holiday's east line to a point in the center of C.R. 30A aka Old Lincoln Way, thence S 85 degrees 10' 57" E 94.97 feet along the centerline of C.R. 30A aka Old Lincoln Way to a point the TRUE POINT OF BEGINNING.


thence N 01 degrees 27' 54" E 396.70 feet through the lands of Daniel J. Schlabach and Linda Schlabach (O.R. 965 page 3263) to a point on the south line of the above described 3.548 acre parcel and THERE ENDS.

This parcel is subject to an existing 16 foot private lane recorded in Survey U-277.

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, August 22, 2024.
For survey, See Volume XX, Page 888 of the Wayne County Survey Records.



Aaron L. Gerber P.S. 8379



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138 N Clay St.
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Telephone: 330-674-4788
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Description 1.076 acre parcel

Situated in the Township of Sugar Creek (T-16 N, R-11 W), northeast quarter of Section 11, County of Wayne and State of Ohio.

Described as follows:

Commencing at an axle found marking the northwest corner of the northeast quarter of Section 11, thence S 88 degrees 04' 31" E 856.79 feet along the section line to an iron pin set, thence S 21 degrees 11' 54" W 39.12 feet along Titus Glick and Brenda Glick's (O.R. 908 page 4868) west line to an iron pin set, thence S 05 degrees 44' 06" E 338.30 feet along said Glick's west line to an iron pin set, thence S 01 degrees 27' 54" W 57.80 feet along said Glick's west line to a mag nail set the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) S 01 degrees 27' 54" W 396.70 feet along said Glick's west line to a mag nail set in the center of C.R. 30A aka Old Lincoln Way;
- 2) N 85 degrees 10' 57" W 110.00 feet along the centerline of C.R. 30A aka Old Lincoln Way to a point, witnessed by a 1 inch pinchtap found N 01 degrees 27' 54" E 30.00 feet;
- 3) N 01 degrees 27' 54" E 218.63 feet along Sherman L. Holiday and Barbara A. Holiday's (O.R. 705 page 1816) east line to a 1/2 inch pinchtap found;
- 4) N 85 degrees 20' 15" W 19.48 feet along said Holiday's north line to an iron pin set;
- 5) N 01 degrees 27' 54" E 162.28 feet through the lands of Daniel J. Schlabach and Linda Schlabach (O.R. 965 page 3263, PN 76-01185.000) to an iron pin set;
- 6) N 54 degrees 22' 29" E 24.38 feet through the lands of said Schlabach to a mag nail set;
- 7) S 85 degrees 10' 57" E 110.00 feet along said Schlabach's south line to the TRUE POINT OF BEGINNING.

This parcel contains 1.076 acres, but subject to all highways and easements of record.

This parcel is subject to and granted the use of a 30 foot easement for the purpose of ingress, egress, and general utilities, further described as follows:

Situated in the Township of Sugar Creek (T-16 N, R-11 W), northeast quarter of Section 11, County of Wayne and State of Ohio.

Commencing at an axle found marking the northwest corner of the northeast quarter of Section 11, thence S 88 degrees 04' 31" E 576.39 feet along the section line to a 5/8 inch rebar found, thence S 01 degrees 27' 25" W 592.99 feet along Alan W. Graber and Joanna L. Graber's (O.R. 928 page 1667 and O.R. 579 page 161) east line to an iron pin set, thence S 85 degrees 20' 15" E 200.00 feet along Sherman L. Holiday and Barbara A. Holiday's (O.R. 705 page 1816) north line to a 1/2 inch pinchtap found, thence S 01 degrees 27' 54" W 218.63 feet along said Holiday's east line to a point in the center of C.R. 30A aka Old Lincoln Way, thence S 85 degrees 10' 57" E 94.97 feet along the centerline of C.R. 30A aka Old Lincoln Way to a point the TRUE POINT OF BEGINNING.

thence N 01 degrees 27' 54" E 396.70 feet through the lands of Daniel J. Schlabach and Linda Schlabach (O.R. 965 page 3263) to a point on the north line of the above described 1.076 acre parcel and THERE ENDS.

This parcel is subject to an existing 16 foot private lane recorded in Survey U-277.

This parcel is also subject to an existing 10 foot easement recorded in Official Record vol. 965 page 3263 and granted the use of a 10 foot easement recorded in Official Record vol. 965 page 3263.

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, August 22, 2024.
For survey, See Volume XX, Page 888 of the Wayne County Survey Records.

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Aaron L. Gerber P.S. 8379



Math Check

Inverse with Area

Thu Aug 22 11:14:22 2

CRD File> S:\Work 5\Carlson Projects\Data\AAA.2 MATH CHECK.crd

PntNo	Bearing	Distance	Northing	Easting	Description
884			210024.3253	2114893.7720	
	S 01°27'54" W	178.0700			
885			209846.3135	2114889.2194	
	N 85°20'15" W	19.4800			
886			209847.8970	2114869.8038	
	N 01°27'54" E	162.2800			
887			210010.1240	2114873.9527	
	N 54°22'29" E	24.3800			

888 210024.3249 2114893.7699

Closure Error Distance> 0.0021 Error Bearing> N 77°03'42" E

Closure Precision> 1 in 178722.42 Total Distance Inversed> 384.2100

Area: 0.0760 Acres

CRD File> S:\Work 5\Carlson Projects\Data\AAA.2 MATH CHECK.crd

PntNo	Bearing	Distance	Northing	Easting	Description
864			210809.6915	2114309.4986	
	S 88°04'31" E	280.4000			
868			210800.2739	2114589.7404	
	S 21°11'54" W	39.1200			
869			210763.8010	2114575.5948	
	S 05°44'06" E	338.3000			
870			210427.1942	2114609.4003	
	S 01°27'54" W	57.8000			
871			210369.4131	2114607.9225	
	N 85°10'57" W	110.0000			
872			210378.6512	2114498.3111	
	S 54°22'29" W	24.3800			
873			210364.4503	2114478.4940	
	S 01°27'54" W	162.2800			
874			210202.2233	2114474.3451	
	N 85°20'15" W	180.5200			
875			210216.8971	2114294.4225	
	N 01°27'25" E	592.9900			
876			210809.6954	2114309.4997	
Closure Error Distance> 0.0040 Error Bearing> S 14°52'46" W					
Closure Precision> 1 in 443369.88 Total Distance Inversed> 1785.7900					
Area: 3.5484 Acres					

CRD File> S:\Work 5\Carlson Projects\Data\AAA.2 MATH CHECK.crd

PntNo	Bearing	Distance	Northing	Easting	Description
871			210369.4131	2114607.9225	
	S 01°27'54" W	396.7000			
877			209972.8428	2114597.7804	
	N 85°10'57" W	110.0000			
878			209982.0808	2114488.1690	
	N 01°27'54" E	218.6300			
879			210200.6394	2114493.7585	
	N 85°20'15" W	19.4800			
880			210202.2228	2114474.3430	
	N 01°27'54" E	162.2800			
881			210364.4498	2114478.4919	
	N 54°22'29" E	24.3800			
882			210378.6507	2114498.3090	
	S 85°10'57" E	110.0000			
883			210369.4127	2114607.9204	
Closure Error Distance> 0.0021 Error Bearing> N 77°03'42" E					
Closure Precision> 1 in 484459.11 Total Distance Inversed> 1041.4700					
Area: 1.0760 Acres					