

Baker Surveying, LLC

138 N Clay St.
Millersburg, OH 44654

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

Description 2.621 acre parcel

Situated in the Township of Franklin (T-15 N, R-13 W), northeast quarter of Section 26, County of Wayne and State of Ohio.

Described as follows:

Commencing at an iron pin found in Fredericksburg Road aka C.R. 501 marking the northeast corner of the northeast quarter of Section 26, thence S 00 degrees 00' 30" E 617.87 feet along the section line and along Fredericksburg Road aka C.R. 501 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 89 degrees 59' 53" W 30.00 feet.

thence with the following FIVE (5) COURSES:

- 1) S 00 degrees 00' 30" E 260.00 feet along the section line and along Fredericksburg Road aka C.R. 501 to a point, witnessed by a 5/8 inch rebar found S 89 degrees 59' 53" W 30.00 feet;
- 2) S 89 degrees 59' 53" W 451.00 feet along Kevin S. Lang and Kimberly Lang's (O.R. 935 page 1768) north line to an iron pin set;
- 3) N 00 degrees 00' 30" W 206.00 feet through the lands of Gold Star Storage LLC (O.R. 943 page 839) to an iron pin set;
- 4) N 64 degrees 50' 38" E 127.04 feet through the lands of said Gold Star Storage LLC to an iron pin set;
- 5) N 89 degrees 59' 53" E 336.00 feet through the lands of said Gold Star Storage LLC to the TRUE POINT OF BEGINNING.

This parcel contains 2.621 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, September 30, 2024.
For survey, See Volume XX, Page 946 of the Wayne County Survey Records.



Aaron L. Gerber P.S. 8379



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Description 4.232 acre parcel

Situated in the Township of Franklin (T-15 N, R-13 W), northeast quarter of Section 26, County of Wayne and State of Ohio.

Described as follows:

Commencing at an iron pin found in Fredericksburg Road aka C.R. 501 marking the northeast corner of the northeast quarter of Section 26, thence S 00 degrees 00' 30" E 453.87 feet along the section line and along Fredericksburg Road aka C.R. 501 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 89 degrees 59' 53" W 30.00 feet.

thence with the following SEVEN (7) COURSES:

- 1) S 00 degrees 00' 30" E 164.00 feet along the section line and along Fredericksburg Road aka C.R. 501 to a point, witnessed by an iron pin set S 89 degrees 59' 53" W 30.00 feet;
- 2) S 89 degrees 59' 53" W 336.00 feet through the lands of Gold Star Storage LLC (O.R. 943 page 839) to an iron pin set;
- 3) S 64 degrees 50' 38" W 127.04 feet through the lands of said Gold Star Storage LLC to an iron pin set;
- 4) S 00 degrees 00' 30" E 206.00 feet through the lands of said Gold Star Storage LLC to an iron pin set on Kevin S. Lang and Kimberly Lang's (O.R. 935 page 1768) north line;
- 5) S 89 degrees 59' 53" W 253.00 feet along said Lang's north line to a 5/8 inch rebar found on Raymond I. Yoder and Elsie I. Yoder's (O.R. 935 page 1740) east line;
- 6) N 00 degrees 00' 30" W 424.00 feet along said Yoder's east line to a 5/8 inch rebar found;
- 7) N 89 degrees 59' 53" E 704.00 feet along Andrew A. Yoder and Christina Yoder's (O.R. 935 page 3500) south line to the TRUE POINT OF BEGINNING.

This parcel contains 4.232 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebar 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, September 30, 2024.
For survey, See Volume XX, Page 946 of the Wayne County Survey Records.



Aaron L. Gerber P.S. 8379



Math Check
Inverse with Area

Mon Sep 30 13:10:54 2

CRD File> S:\Work 5\Carlson Projects\2024 WORK\AAA3 MATH CHECK.crd

PntNo	Bearing	Distance	Northing	Easting	Description
56			215057.5634	2125459.9181	
	S 00°00'30" E	164.0000			
96			214893.5634	2125459.9420	
	S 89°59'53" W	336.0000			
97			214893.5520	2125123.9420	
	S 64°50'38" W	127.0400			
98			214839.5491	2125008.9513	
	S 00°00'30" E	206.0000			
99			214633.5491	2125008.9813	
	S 89°59'53" W	253.0000			
100			214633.5405	2124755.9813	
	N 00°00'30" W	424.0000			
101			215057.5405	2124755.9196	
	N 89°59'53" E	704.0000			
102			215057.5644	2125459.9196	
Closure Error Distance> 0.0018 Error Bearing> S 57°26'27" W					
Closure Precision> 1 in 1230167.72 Total Distance Inversed> 2214.0400					
Area: 4.2319 Acres					

Math Check

Inverse with Area

Mon Sep 30 13:11:42 2

CRD File> S:\Work 5\Carlson Projects\2024 WORK\AAA3 MATH CHECK.crd

PntNo	Bearing	Distance	Northing	Easting	Description
96			214893.5634	2125459.9420	
	S 00°00'30" E	260.0000			
103			214633.5634	2125459.9798	
	S 89°59'53" W	451.0000			
104			214633.5481	2125008.9798	
	N 00°00'30" W	206.0000			
105			214839.5481	2125008.9498	
	N 64°50'38" E	127.0400			
106			214893.5510	2125123.9405	
	N 89°59'53" E	336.0000			
107			214893.5624	2125459.9404	
Closure Error Distance> 0.0018 Error Bearing> N 57°26'27" E					
Closure Precision> 1 in 766779.58 Total Distance Inversed> 1380.0400					
Area: 2.6206 Acres					