

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

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### Description 2.000 acre parcel

Situated in the Township of Sugar Creek (T-16 N, R-12 W), southeast quarter of Section 28, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 3/4 inch pinchtap found at the intersection of Wenger Road aka C.R. 97 and Emerson Road aka T.R. 79 marking the southeast corner of the southeast quarter of Section 28, thence S 89 degrees 42' 14" W 379.22 feet along the section line and along Emerson Road aka T.R. 79 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 00 degrees 29' 59" W 25.00 feet.

thence with the following FIVE (5) COURSES:

- 1) S 89 degrees 42' 14" W 182.54 feet along the section line and along Emerson Road aka T.R. 79 to a point, witnessed by an iron pin set N 00 degrees 19' 59" W 22.69 feet;
- 2) N 00 degrees 19' 59" W 249.75 feet along Nicholas Hofstetter's (O.R. 885 page 5240) east line to a 5/8 inch rebar found;
- 3) N 00 degrees 24' 40" W 227.83 feet along Elvin L. Neuenschwander and Mary Beth Neuenschwander's (O.R. 928 page 1186) east line to a 5/8 inch rebar found;
- 4) N 88 degrees 52' 50" E 181.47 feet along said Neuenschwander's (O.R. 828 page 239) south line to an iron pin set;
- 5) S 00 degrees 29' 59" E 480.19 feet through the lands of JC Roofing LLC (O.R. 915 page 4612) to the TRUE POINT OF BEGINNING.

This parcel contains 2.000 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, March 13, 2025.

For survey, See Volume 44, Page 33 of the Wayne County Survey Records.

Aaron L. Gerber P.S. 8379



CRD File> E:\Work 7\Carlson Projects\Data\AARON MATH CHECK 2025.crd

PntNo	Bearing	Distance	Northing	Easting	Description
668			711837.2988	1555874.4716	
	S 89°42'14" W	182.5400			
719			711836.3554	1555691.9340	
	N 00°19'59" W	249.7500			
720			712086.1012	1555690.4822	
	N 00°24'40" W	227.8300			
721			712313.9253	1555688.8475	
	N 88°52'50" E	181.4700			
722			712317.4707	1555870.2829	
	S 00°29'59" E	480.1900			
723			711837.2989	1555874.4709	

Closure Error Distance> 0.0006 Error Bearing> N 78°09'12" W  
Closure Precision> 1 in 2087779.4 Total Distance Inversed> 1321.7800

Area: 1.9999AC., 87117.277SQ. FT.