

**Baker Surveying**

138 N Clay St.  
Millersburg, OH 44654

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

**Description 5.001 acre parcel**

Situated in the Township of Sugar Creek (T-16 N, R-11 W), northeast quarter of Section 32, County of Wayne and State of Ohio.

Described as follows:

Commencing at an iron pin set marking the southwest corner of the northeast quarter of Section 32, thence N 89 degrees 50' 41" E 1042.20 feet along the quarter section to a 1/2 inch pinchtap found, thence N 15 degrees 37' 56" E 238.65 feet along Stephen Ray Miller and Ella A. Miller's (O.R. 912 page 5328) west line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) N 89 degrees 00' 47" W 420.09 feet through the lands of Henry H. Jr. Hershberger and Sarah Hershberger (O.R. 478 page 1742) to an iron pin set;
- 2) S 36 degrees 40' 45" W 200.68 feet through the lands of said Hershberger to an iron pin set;
- 3) N 01 degree 17' 55" W 492.23 feet through the lands of said Hershberger to an iron pin set;
- 4) S 86 degrees 26' 39" E 754.93 feet through the lands of said Hershberger to an iron pin set on Ammon J. Stutzman and Esther Stutzman and Katie Stutzman, L.E.'s (O.R. 804 page 1350) west line, witnessed by an iron pin set N 86 degrees 26' 39" W 72.12 feet;
- 5) S 20 degrees 02' 36" E 41.00 feet along said Stutzman's west line to an iron pin set;
- 6) S 16 degrees 25' 18" W 116.30 feet along said Stutzman's west line to a 3/4 pinchtap found in Zuercher Road aka T.R. 98, witnessed by an iron pin set S 89 degrees 22' 03" W 31.76 feet;
- 7) S 89 degrees 22' 03" W 144.45 feet through the lands of said Hershberger to a 3/4 inch pinchtap found;
- 8) S 15 degrees 37' 56" W 145.29 feet along Stephen Ray Miller and Ella A. Miller's (O.R. 912 page 5328) west line to the TRUE POINT OF BEGINNING.

This parcel contains 5.001 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".

Basis of bearings from Ohio State Plan Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

This description prepared by Donald C. Baker, P.S. 6938, April 22, 2026.

For survey, See Volume 44, Page 290 of the Wayne County Survey Records.



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**Description 10.079 acre parcel**

Situated in the Township of Sugar Creek (T-16 N, R-11 W), northeast quarter of Section 32, County of Wayne and State of Ohio.

Described as follows:

Commencing at an iron pin set marking the southwest corner of the northeast quarter of Section 32, thence N 89 degrees 50' 41" E 368.50 feet along the quarter section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following TWELVE (12) COURSES:

- 1) N 01 degree 20' 22" W 861.10 feet along Philip G. Neuenschwander and Jennifer R. Neuenschwander and Clarence N. and Esther I. Neuenschwander, L.E.'s (O.R. 926 page 627) east line to an iron pin set;
- 2) N 59 degree 48' 50" E 338.48 feet along said Neuenschwander's east line to a 5/8 inch rebar found;
- 3) N 53 degrees 59' 22" E 45.23 feet along David A. Hochstetler and Betty U. Hochstetler's (O.R. 613 page 1593) east line to a 1-1/2 inch pipe found;
- 4) S 61 degrees 58' 42" E 281.00 feet along said Hochstetler's (O.R. 569 page 1076) south line to a 5/8 inch rebar found;
- 5) S 57 degrees 36' 57" E 200.00 feet along said Hochstetler's south line to a 5/8 inch rod found;
- 6) S 46 degrees 14' 28" E 227.06 feet along said Hochstetler's south line to an iron pin set in Zuercher Road aka T.R. 98 and on Ammon J. Stutzman and Esther Stutzman and Katie Stutzman, L.E.'s (O.R. 804 page 1350) west line, witnessed by an iron pin set N 46 degrees 14' 28" W 77.67 feet;
- 7) S 20 degrees 02' 36" E 147.16 feet along said Stutzman's west line to an iron pin set, witnessed by an iron pin set N 86 degrees 26' 39" W 72.12 feet;
- 8) N 86 degrees 26' 39" W 754.93 feet through the lands of Henry H. Jr. Hershberger and Sarah Hershberger (O.R. 478 page 1742) to an iron pin set;

- 9) S 01 degree 17' 55" E 492.23 feet through the lands of said Hershberger to an iron pin set;
- 10) S 36 degrees 40' 45" W 59.21 feet through the lands of said Hershberger to an iron pin set;
- 11) S 73 degrees 55' 22" W 109.39 feet through the lands of said Hershberger to an iron pin set on the quarter section line;
- 12) S 89 degrees 50' 41" W 57.62 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 10.079 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".

Basis of bearings from Ohio State Plan Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

This description prepared by Donald C. Baker, P.S. 6938, April 22, 2026.

For survey, See Volume YY, Page 290 of the Wayne County Survey Records.

*Donald C. Baker*

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### Description 2.599 acre parcel

Situated in the Township of Sugar Creek (T-16 N, R-11 W), northeast quarter of Section 32, County of Wayne and State of Ohio.

Described as follows:

Commencing at an iron pin set marking the southwest corner of the northeast quarter of Section 32, thence N 89 degrees 50' 41" E 426.12 feet along the quarter section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) N 73 degrees 55' 22" E 109.39 feet through the lands of Henry H. Jr. Hershberger and Sarah Hershberger (O.R. 478 page 1742) to an iron pin set;
- 2) N 36 degrees 40' 45" E 259.89 feet through the lands of said Hershberger to an iron pin set;
- 3) S 89 degrees 00' 47" E 420.09 feet through the lands of said Hershberger to an iron pin set;
- 4) S 15 degrees 37' 56" W 238.65 feet along Stephen Ray Miller and Ella A. Miller's (O.R. 912 page 5328) west line to a 1/2 inch pinchtap on the quarter section line;
- 5) S 89 degrees 50' 41" W 616.08 feet along the quarter section line to an iron pin set; the TRUE POINT OF BEGINNING.

This parcel contains 2.599 acres, but subject to all highways and easements of record.

The 2.599 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".

Basis of bearings from Ohio State Plan Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

This description prepared by Donald C. Baker, P.S. 6938, April 22, 2026.  
For survey, See Volume 44, Page 290 of the Wayne County Survey Records.



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Donald C. Baker P.S. 6938



## Closure Report of 5.001 Acre Tract

**Segment# 1: Line**

Course: N89°0'47"W      Length: 420.09'

**Segment# 2: Line**

Course: S36°40'45"W      Length: 200.68'

**Segment# 3: Line**

Course: N1°17'55"W      Length: 492.23'

**Segment# 4: Line**

Course: S86°26'39"E      Length: 754.93'

**Segment# 5: Line**

Course: S20°2'36"E      Length: 41.00'

**Segment# 6: Line**

Course: S16°25'18"W      Length: 116.30'

**Segment# 7: Line**

Course: S89°22'3"W      Length: 144.45'

**Segment# 8: Line**

Course: S15°37'56"W      Length: 145.29'

Perimeter: 2,314.97'

Error Closure: 0.0096

Error North: 0.00917

Precision: 1:241,332.90

Area: 217,841.23 Sq.Ft. (5.001 Acres)

Course: N 17°13" W

East: -0.00281

## Closure Report of 10.079 Acre Tract

### Segment# 1: Line

Course: N1°20'22"W      Length: 861.10'

### Segment# 2: Line

Course: N59°48'50"E      Length: 338.48'

### Segment# 3: Line

Course: N53°59'22"E      Length: 45.23'

### Segment# 4: Line

Course: S61°58'42"E      Length: 281.00'

### Segment# 5: Line

Course: S57°36'57"E      Length: 200.00'

### Segment# 6: Line

Course: S46°14'28"E      Length: 227.06'

### Segment# 7: Line

Course: S20°2'36"E      Length: 147.16'

### Segment# 8: Line

Course: N86°26'39"W      Length: 754.93'

**Segment# 9: Line**

Course: S1°17'55"E      Length: 492.23'

**Segment# 10: Line**

Course: S36°40'45"W      Length: 59.21'

**Segment# 11: Line**

Course: S73°55'22"W      Length: 109.39'

**Segment# 12: Line**

Course: S89°50'41"W      Length: 57.62'

Perimeter: 3,573.41'	Area: 439,025.27 Sq.Ft. (10.079 Acres)
Error Closure: 0.0098	Course: S 23°13'20" W
Error North: -0.00902	East: -0.00387
Precision: 1:364,032.51	

## Closure Report of 2.599 Acre Tract

### Segment# 1: Line

Course: N73°55'22"E      Length: 109.39'

### Segment# 2: Line

Course: N36°40'45"E      Length: 259.89'

### Segment# 3: Line

Course: S89°0'47"E      Length: 420.09'

### Segment# 4: Line

Course: S15°37'56"W      Length: 238.65'

### Segment# 5: Line

Course: S89°50'41"W      Length: 616.08'

Perimeter: 1,644.10'	Area: 113,216.05 Sq.Ft. (2.599 Acres)
Error Closure: 0.0063	Course: N 43°40'10" E
Error North: 0.00453	East: 0.00433
Precision: 1:262,308.96	