

Baker Surveying

138 N Clay St.
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Description 1.218 acre parcel

Situated in the Township of Wooster (T-15 N, R-13 W), northeast quarter of Section 12, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found on the East Union Township line marking the northeast corner of the northeast quarter of Section 12, thence S 88 degrees 33' 45" W 782.66 feet along the section line to a 5/8 inch rebar found, thence S 39 degrees 50' 41" W 217.37 feet along Chris Tomasetti's (O.R. 891 page 670) west line to a 5/8 inch rebar found, thence S 64 degrees 53' 57" W 214.69 feet along Roger L. Rule and Melissa A. Rule's (O.R. 512 page 2279) north line to a 5/8 inch rebar found, thence S 59 degrees 38' 18" W 211.92 feet along said Rule's north line to a 5/8 inch rebar found, thence S 35 degrees 42' 32" E 101.55 feet along said Rule's west line to a 5/8 inch rebar found, thence S 81 degrees 35' 31" E 109.74 feet along said Rule's south line to a 5/8 inch rebar found, thence S 51 degrees 59' 10" E 109.59 feet partly along said Rule's south line and partly along Patrick A. Nafziger and Christine J. Nafziger's (O.R. 978 page 2286) west line to a 5/8 inch rebar found, thence S 34 degrees 13' 29" E 106.60 feet along said Nafziger's west line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following ELEVEN (11) COURSES:

- 1) S 18 degrees 09' 38" E 67.65 feet along C & C Storage LLC's (O.R. 951 page 3469) west line to a tree stump;
- 2) S 08 degrees 27' 45" W 71.16 feet along said C & C Storage LLC's west line to a 5/8 inch rebar found;
- 3) S 03 degrees 18' 21" E 52.16 feet along said C & C Storage LLC's west line to a 5/8 inch rebar found;
- 4) S 01 degree 28' 36" E 199.81 feet along said C & C Storage LLC's west line to a 5/8 inch rebar found on C W Tomassetti Auto Sales & Service LLC's (O.R. 971 page 2942) north line and in East Lincoln Way aka C.R. 30-A;

- 5) S 71 degrees 22' 57" W 31.39 feet along said C W Tomassetti Auto Sales & Service LLC's north line and along East Lincoln Way aka C.R. 30-A to an iron pin set;
- 6) N 01 degree 28' 37" W 75.00 feet through the lands of Gabriel D. Wengerd and Rachel L. Wengerd (O.R. 983 page 1906, PN 55-00028.003) and along East Lincoln Way aka C.R. 30-A to a mag nail set;
- 7) N 60 degrees 45' 50" W 158.61 feet through the lands of said Wengerd to an iron pin set;
- 8) N 51 degrees 48' 28" W 97.84 feet through the lands of said Wengerd to an iron pin set;
- 9) N 00 degrees 56' 38" W 45.50 feet through the lands of said Wengerd to an iron pin set;
- 10) N 52 degrees 28' 31" E 161.66 feet through the lands of said Wengerd to an iron pin set;
- 11) N 68 degrees 32' 24" E 108.26 feet through the lands of said Wengerd to the TRUE POINT OF BEGINNING.

This parcel contains 1.218 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, June 2, 2026.

For survey, See Volume yy, Page 348 of the Wayne County Survey Records.

Donald C. Baker P.S. 6938



Closure Report of 1.218 Acre Tract

Segment# 1: Line

Course: S18°9'38"E Length: 67.65'

Segment# 2: Line

Course: S8°27'45"W Length: 71.16'

Segment# 3: Line

Course: S3°18'21"E Length: 52.16'

Segment# 4: Line

Course: S1°28'36"E Length: 199.81'

Segment# 5: Line

Course: S71°22'57"W Length: 31.39'

Segment# 6: Line

Course: N1°28'37"W Length: 75.00'

Segment# 7: Line

Course: N60°45'50"W Length: 158.61'

Segment# 8: Line

Course: N51°48'28"W Length: 97.84'

Segment# 9: Line

Course: N0°56'38"W

Length: 45.50'

Segment# 10: Line

Course: N52°28'31"E

Length: 161.66'

Segment# 11: Line

Course: N68°32'24"E

Length: 108.26'

Perimeter: 1,069.04'

Area: 53,061.89 Sq.Ft. (1.2181 Acres)

Error Closure: 0.0042

Course: S 68°14'57" W

Error North: -0.00157

East: -0.00393

Precision: 1:252,815.05