

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

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

Description 4.861 acre parcel

Situated in the Township of East Union (T-16 N, R-12 W), northwest and southwest quarters of Section 29, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of the northwest quarter of Section 29, thence N 88 degrees 46' 37" E 1292.20 feet along the quarter section line to a point the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) N 73 degrees 14' 24" W 83.20 feet along Andrew L. Schlabach and Elsie L. Schlabach's (O.R. 960 page 2266) north line to an iron pin set;
- 2) N 00 degrees 10' 25" E 749.23 feet through the lands of John J. Mast, Jr. and Susan A. Mast's (O.R. 960 page 2478) to an iron pin set on Wayne A. Miller and Alma L. Miller's (O.R. 960 page 88) south line;
- 3) S 41 degrees 11' 04" E 685.29 feet along said Miller's south line to a point in the center of Messner Road aka T.R. 49, witnessed by a 5/8 inch rod found N 41 degrees 11' 04" W 30.00 feet;
- 4) S 46 degrees 21' 25" W 71.92 feet along the centerline of Messner Road aka T.R. 49 to a 3/4 inch rod found;
- 5) S 31 degrees 46' 21" W 302.12 feet (passing into the southwest quarter of Section 29) along the centerline of Messner Road aka T.R. 49 to a point, witnessed by an iron pin set N 73 degrees 14' 24" W 29.30 feet;
- 6) N 73 degrees 14' 24" W 169.95 feet along said Schlabach's north line to the TRUE POINT OF BEGINNING.

This parcel contains 4.861 acres, but subject to all highways and easements of record. Containing 4.743 acres in the northwest quarter of Section 29 and 0.118 acres in the southwest quarter of Section 29.

This parcel is subject to and granted the use of a 50 foot easement for the purpose of ingress, egress, and general utilities, further described as follows:

Situated in the Township of East Union (T-16 N, R-12 W), northwest and southwest quarters of Section 29, County of Wayne and State of Ohio.

Commencing at a 5/8 inch rebar found marking the southwest corner of the northwest quarter of Section 29, thence N 88 degrees 46' 37" E 1292.20 feet along the quarter section line to a point, thence S 73 degrees 14' 24" E 169.95 feet along Andrew L. Schlabach and Elsie L. Schlabach's (O.R. 960 page 2266) north line to a point in the center of Messner Road aka T.R. 49, thence N 31 degrees 46' 21" E 25.88 feet along the centerline of Messner Road aka T.R. 49 to a point the TRUE POINT OF BEGINNING.

Thence N 73 degrees 14' 24" W 267.30 feet along the centerline of said 50 foot easement and through the lands of John J. Mast, Jr. and Susan A. Mast (O.R. 960 page 2478) to a point on the west line of the above described 4.861 acre parcel and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 Adjustment.

This description prepared by Donald C. Baker, P.S. 6938, January 25, 2024.
For survey, See Volume XX, Page 757 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938



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138 N Clay St.
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Telephone: 330-674-4788
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Description 4.862 acre parcel

Situated in the Township of East Union (T-16 N, R-12 W), northwest and southwest quarters of Section 29, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of the northwest quarter of Section 29, thence N 88 degrees 46' 37" E 1292.20 feet along the quarter section line to a point, thence N 73 degrees 14' 24" W 83.20 feet along Andrew L. Schlabach and Elsie L. Schlabach's (O.R. 960 page 2266) north line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) N 73 degrees 14' 24" W 283.84 feet along said Schlabach's north line to a 5/8 inch rebar found;
- 2) N 00 degrees 10' 25" E 746.18 feet along said Schlabach's east line to a 5/8 inch rebar found on Wayne A. Miller and Alma L. Miller's (O.R. 960 page 88) south line;
- 3) N 88 degrees 38' 23" E 175.11 feet along said Miller's south line to a 5/8 inch rebar found;
- 4) Along a curve to the right having a delta angle of 50 degrees 10' 33", R – 50.57 feet, T – 23.68 feet, Ch. Brg. – S 66 degrees 16' 21" E, Ch. – 42.88 feet along said Miller's south line an arc distance of 44.29 feet to a 5/8 inch rebar found;
- 5) S 41 degrees 11' 04" E 87.29 feet along said Miller's south line to an iron pin set;
- 6) S 00 degrees 10' 25" W 749.23 feet through the lands of John J. Mast, Jr. and Susan A. Mast (O.R. 960 page 2478) to the TRUE POINT OF BEGINNING.

This parcel contains 4.862 acres, but subject to all highways and easements of record.

This parcel has access by a 50 foot easement for the purpose of ingress, egress, and general utilities, further described as follows:

Situated in the Township of East Union (T-16 N, R-12 W), northwest and southwest quarters of Section 29, County of Wayne and State of Ohio.

Commencing at a 5/8 inch rebar found marking the southwest corner of the northwest quarter of Section 29, thence N 88 degrees 46' 37" E 1292.20 feet along the quarter section line to a point, thence S 73 degrees 14' 24" E 169.95 feet along Andrew L. Schlabach and Elsie L. Schlabach's (O.R. 960 page 2266) north line to a point in the center of Messner Road aka T.R. 49, thence N 31 degrees 46' 21" E 25.88 feet along the centerline of Messner Road aka T.R. 49 to a point the TRUE POINT OF BEGINNING.

Thence N 73 degrees 14' 24" W 267.30 feet along the centerline of said 50 foot easement and through the lands of John J. Mast, Jr. and Susan A. Mast (O.R. 960 page 2478) to a point on the east line of the above described 4.862 acre parcel and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 Adjustment.

This description prepared by Donald C. Baker, P.S. 6938, January 25, 2024.
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Donald C. Baker P.S. 6938



Map Check

02/14/2024 13:29

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
			322	40706.56	44582.75	
322-329	N 73°14'24" W	169.95	329	40755.56	44420.02	
329-330	N 73°14'24" W	83.20	330	40779.55	44340.36	
330-331	N 00°10'25" E	749.23	331	41528.78	44342.63	
331-332	S 41°11'04" E	685.29	332	41013.04	44793.88	
332-333	S 46°21'25" W	71.92	333	40963.40	44741.84	
333-334	S 31°46'21" W	302.12	334	40706.55	44582.76	

Closure error distance> 0.00214616 Error Bearing> S 36°52'17" E
Closure Precision> 1 in 960650.13 Total Distance Traversed> 2061.71
4.8610 ACRES
211746.5813 SQ. FT.

Map Check

02/14/2024 13:31

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
330-335	N 73°14'24" W	283.84	330	40779.55	44340.36	
335-336	N 00°10'25" E	746.18	335	40861.40	44068.58	
336-337	N 88°38'23" E	175.11	336	41607.58	44070.84	
			337	41611.74	44245.90	
CURVE	A=44.29 DELTA=50°10'33"		T=23.68	EXT=5.27		
337-339	S 66°16'21" E	42.88	337	41594.48	44285.16	
RADIUS POINT		50.57	338	41561.18	44247.10	
339-340	S 41°11'04" E	87.29	339	41528.79	44342.64	
340-341	S 00°10'25" W	749.23	340	40779.56	44340.37	
Closure error distance>	0.00916825	Error Bearing>	N 49°20'57" E			
Closure Precision>	1 in 222686.88	Total Distance Traversed>	2041.65			
4.8622 ACRES						
211797.1879 SQ. FT.						