

Baker Surveying, LLC

138 N Clay St.
Millersburg, OH 44654

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

Description 5.000 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), southeast quarter of Section 12, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 1/2 inch rebar found in Honeytown Road aka C.R. 54 marking the southeast corner of the southeast quarter of Section 12, thence N 01 degrees 09' 57" W 54.60 feet along the section line and along Honeytown Road aka C.R. 54 to a R.R. spike found, thence N 00 degrees 08' 47" W 349.66 feet along the section line and along Honeytown Road aka C.R. 54 to a point, thence S 87 degrees 36' 45" W 723.11 feet along Paul D. Yoder and Rachel M. Yoder's (O.R. 886 page 1089) north line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) S 87 degrees 36' 45" W 248.59 feet along said Yoder's north line and along Wayne M. Shetler and Leah M. Shetler's (O.R. 891 page 3685) north line to a 5/8 inch rebar found;
- 2) N 00 degrees 46' 34" W 1032.11 feet along Joas D. Byler, Martha E. Byler, Leah Byler, and Laura Byler's (O.R. 885 page 3835) east line and along J&P Land Holdings LLC's (O.R. 960 page 5726) east line to a 5/8 inch rebar found on Mark H. Hershberger and Elizabeth J. Hershberger's (O.R. 885 page 4461) south line;
- 3) S 49 degrees 52' 29" E 231.97 feet along said Hershberger's south line to a 5/8 inch rebar found;
- 4) S 00 degrees 12' 31" W 179.59 feet through the lands of David R. Yoder and Susan J. Yoder (O.R. 951 page 4118) to an iron pin set;
- 5) N 88 degrees 28' 33" E 76.26 feet through the lands of said Yoder to an iron pin set;
- 6) S 00 degrees 46' 34" E 694.67 feet through the lands of said Yoder to the TRUE POINT OF BEGINNING.

This parcel contains 5.000 acres, but subject to all highways and easements of record. To go to adjainer.

The 5.000 acre parcel is being created pursuant to Ohio Revised Code Section 711.001, wherein it is a transfer between adjoining land owners and does not create an additional building site. It 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 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, June 24, 2024.

For survey, See Volume XX, Page 803 of the Wayne County Survey Records.



Aaron L. Gerber P.S. 8379



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Telephone: 330-674-4788
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Description 20.148 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), southeast quarter of Section 12,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 1/2 inch rebar found in Honeytown Road aka C.R. 54 marking the southeast corner of the southeast quarter of Section 12, thence N 01 degrees 09' 57" W 54.60 feet along the section line and along Honeytown Road aka C.R. 54 to a R.R. spike found, thence N 00 degrees 08' 47" W 349.66 feet along the section line and along Honeytown Road aka C.R. 54 to a point, thence S 87 degrees 36' 45" W 723.11 feet along Paul D. Yoder and Rachel M. Yoder's (O.R. 886 page 1089) north line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOURTEEN (14) COURSES:

- 1) S 87 degrees 36' 45" W 248.59 feet along said Yoder's north line and along Wayne M. Shetler and Leah M. Shetler's (O.R. 891 page 3685) north line to a 5/8 inch rebar found;
- 2) N 00 degrees 46' 34" W 530.59 feet along Joas D. Byler, Martha E. Byler, Leah Byler, and Laura Byler's (O.R. 885 page 3835) east line to a 5/8 inch rebar found;
- 3) S 88 degrees 55' 28" W 796.74 feet along said Byler's north line and along Marcus Jay Miller and Leah D. Miller's (O.R. 962 page 731) north line to a 5/8 inch rebar found;
- 4) S 89 degrees 09' 39" W 228.65 feet along said Miller's north line to a 5/8 inch rebar found;
- 5) S 64 degrees 12' 17" W 28.17 feet along said Miller's north line to a R.R. spike found in the center of Fredericksburg Road aka C.R. 501;
- 6) N 25 degrees 47' 45" W 547.20 feet along the centerline of Fredericksburg Road aka C.R. 501 to a point, witnessed by a 5/8 inch rebar found N 89 degrees 17' 17" E 30.09 feet;
- 7) N 89 degrees 17' 17" E 519.51 feet along Joshua Miller and Arie Miller's (O.R. 964 page 4372) south line to a 1 1/4 inch pipe found;

- 8) N 00 degrees 44' 04" W 139.76 feet along said Miller's east line to a 1 1/4 inch pipe found;
- 9) N 89 degrees 56' 52" E 310.49 feet along Marvin L. Weaver and Fannie H. Weaver's (O.R. 899 page 360) south line to a 5/8 inch rebar found;
- 10) N 89 degrees 51' 13" E 325.67 feet along Robert J. Miller and Nettie A. Miller's (O.R. 885 page 4799) south line to a 5/8 inch rebar found;
- 11) S 49 degrees 52' 29" E 399.47 feet along Mark H. Hershberger and Elizabeth J. Hershberger's (O.R. 885 page 4461) west line to a 5/8 inch rebar found;
- 12) S 00 degrees 12' 31" W 179.59 feet to an iron pin set;
- 13) N 88 degrees 28' 33" E 76.26 feet to an iron pin set;
- 14) S 00 degrees 46' 34" E 694.67 feet to the TRUE POINT OF BEGINNING.

This parcel contains 20.148 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, June 24, 2024.
For survey, See Volume XX, Page 803 of the Wayne County Survey Records.

AL

Aaron L. Gerber P.S. 8379



MATH CHECK

Inverse with Area

Mon Jun 24 12:24:56 2

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

PntNo	Bearing	Distance	Northing	Easting	Description
1200			252345.0524	2135987.8481	
	S 87°36'45" W	248.5900			
1364			252334.6967	2135739.4739	
	N 00°46'34" W	530.5900			
1365			252865.2380	2135732.2869	
	S 88°55'28" W	796.7400			
1366			252850.2825	2134935.6872	
	S 89°09'39" W	228.6500			
1367			252846.9338	2134707.0618	
	S 64°12'17" W	28.1700			
1368			252834.6754	2134681.6988	
	N 25°47'45" W	547.2000			
1369			253327.3471	2134443.5761	
	N 89°17'17" E	519.5100			
1370			253333.8023	2134963.0460	
	N 00°44'04" W	139.7600			
1371			253473.5508	2134961.2546	
	N 89°56'52" E	310.4900			
1372			253473.8338	2135271.7444	
	N 89°51'13" E	325.6700			
1373			253474.6659	2135597.4134	
	S 49°52'29" E	399.4700			
1374			253217.2230	2135902.8630	
	S 00°12'31" W	179.5900			
1375			253037.6342	2135902.2091	
	N 88°28'33" E	76.2600			
1376			253039.6626	2135978.4421	
	S 00°46'34" E	694.6700			
1377			252345.0564	2135987.8516	
Closure Error Distance> 0.0053 Error Bearing> S 41°49'36" W					
Closure Precision> 1 in 939693.04 Total Distance Inversed> 5025.3600					
Area: 20.1484 Acres					

Inverse with Area

Mon Jun 24 16:38:37 2

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PntNo	Bearing	Distance	Northing	Easting	Description
1384			252345.0564	2135987.8516	
	S 87°36'45" W	248.5900			
1378			252334.7007	2135739.4774	
	N 00°46'34" W	1032.1100			
1379			253366.7160	2135725.4972	
	S 49°52'29" E	231.9700			
1380			253217.2204	2135902.8701	
	S 00°12'31" W	179.5900			
1381			253037.6315	2135902.2162	
	N 88°28'33" E	76.2600			
1382			253039.6600	2135978.4492	
	S 00°46'34" E	694.6700			
1383			252345.0537	2135987.8587	
Closure Error Distance> 0.0076 Error Bearing> N 69°23'38" W					
Closure Precision> 1 in 325042.97 Total Distance Inversed> 2463.1900					
Area: 5.0001 Acres					