

Baker Surveying, LLC

138 N Clay St.
Millersburg, OH 44654

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

Description 3.991 acre parcel

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

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of the northeast quarter of Section 16, thence N 89 degrees 33' 39" E 754.47 feet along the quarter section line to a 1/2 inch rebar found at the intersection of Withrich Road aka C.R. 42 and Zuercher Road aka T.R. 98, thence N 39 degrees 01' 29" E 997.12 feet along the centerline of Zuercher Road aka T.R. 98 to a point, thence N 40 degrees 51' 52" E 152.10 feet along the centerline of Zuercher Road aka T.R. 98 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 52 degrees 34' 01" W 38.94 feet.

thence with the following EIGHT (8) COURSES:

- 1) N 52 degrees 34' 01" W 593.29 feet along Gerber Dunn, LLC's (O.R. 677 page 370) north line to a 5/8 inch rebar found;
- 2) N 26 degrees 53' 02" E 259.07 feet along said Gerber Dunn, LLC's east line to an iron pin set;
- 3) S 68 degrees 51' 33" E 135.37 feet through the lands of Toop II, LLC to an iron pin set;
- 4) S 62 degrees 24' 48" E 33.15 feet through the lands of said Toop II, LLC to an iron pin set;
- 5) S 37 degrees 51' 28" E 133.25 feet through the lands of said Toop II, LLC to an iron pin set;
- 6) S 55 degrees 54' 00" E 367.78 feet through the lands of said Toop II, LLC to a point in the center of Zuercher Road aka T.R. 98, witnessed by an iron pin set N 55 degrees 54' 00" W 30.67 feet;
- 7) S 41 degrees 34' 34" W 62.60 feet along the centerline of Zuercher Road aka T.R. 98 to a mag nail set;
- 8) S 40 degrees 51' 52" W 223.85 feet along the centerline of Zuercher Road aka T.R. 98 to the TRUE POINT OF BEGINNING.

This parcel contains 3.991 acres, but subject to all highways and easements of record.

This parcel is subject to and granted the use of a 30 foot easement for the purpose of ingress, egress, and general utilities, further described as follows:

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

Commencing at a 5/8 inch rebar found marking the southwest corner of the northeast quarter of Section 16, thence N 89 degrees 33' 39" E 754.47 feet along the quarter section line to a 1/2 inch rebar found at the intersection of Withrich Road aka C.R. 42 and Zuercher Road aka T.R. 98, thence N 39 degrees 01' 29" E 997.12 feet along the centerline of Zuercher Road aka T.R. 98 to a point, thence N 40 degrees 51' 52" E 375.95 feet along the centerline of Zuercher Road aka T.R. 98 to a mag nail set, thence N 41 degrees 34' 34" E 47.47 feet along the centerline of Zuercher Road aka T.R. 98 to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 30 foot easement:

- 1) N 55 degrees 54' 00" W 500.94 feet through the lands of Toop II, LLC (O.R. 899 page 4591) to a point;
- 2) N 17 degrees 02' 10" W 72.09 feet through the lands of said Toop II, LLC to a point on the north line of the above described 3.991 acre parcel and THERE ENDS.

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, November 4, 2024.
For survey, See Volume XX, Page 904 of the Wayne County Survey Records.

AL

Aaron L. Gerber P.S. 8379



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138 N Clay St.
Millersburg, OH 44654

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Description 1.751 acre parcel

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

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of the northeast quarter of Section 16, thence N 89 degrees 33' 39" E 754.47 feet along the quarter section line to a 1/2 inch rebar found at the intersection of Withrich Road aka C.R. 42 and Zuercher Road aka T.R. 98, thence N 39 degrees 01' 29" E 997.12 feet along the centerline of Zuercher Road aka T.R. 98 to a point, thence N 40 degrees 51' 52" E 375.95 feet along the centerline of Zuercher Road aka T.R. 98 to a mag nail set, thence N 41 degrees 34' 34" E 62.60 feet along the centerline of Zuercher Road aka T.R. 98 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 55 degrees 54' 00" W 30.67 feet.

thence with the following FOURTEEN (14) COURSES:

- 1) N 55 degrees 54' 00" W 367.78 feet through the lands of Toop II, LLC (O.R. 899 page 4591) to an iron pin set;
- 2) N 37 degrees 51' 28" W 133.25 feet through the lands of said Toop II, LLC to an iron pin set;
- 3) N 62 degrees 24' 48" W 33.15 feet through the lands of said Toop II, LLC to an iron pin set;
- 4) N 68 degrees 51' 33" W 135.37 feet through the lands of said Toop II, LLC to an iron pin set;
- 5) N 26 degrees 53' 02" E 33.09 feet along Gerber Dunn, LLC's (O.R. 677 page 370) east line to a 5/8 inch rebar found;
- 6) N 62 degrees 55' 49" W 49.89 feet along said Gerber Dunn, LLC's north line to a 5/8 inch rebar found;
- 7) N 26 degrees 59' 21" E 70.00 feet along said Gerber Dunn, LLC's east line to a 5/8 inch rebar found;
- 8) S 72 degrees 05' 06" E 76.78 feet along said Gerber Dunn, LLC's south line to a 5/8 inch rebar found;
- 9) S 62 degrees 40' 22" E 71.90 feet along said Gerber Dunn, LLC's south line to a 5/8 inch rebar found;
- 10) S 59 degrees 38' 46" E 199.11 feet along said Gerber Dunn, LLC's south line to a 5/8 inch rebar found;
- 11) S 45 degrees 18' 57" E 109.10 feet along said Gerber Dunn, LLC's south line to a 5/8 inch rebar found;
- 12) S 07 degrees 37' 38" W 57.37 feet along said Gerber Dunn, LLC's west line to a 5/8 inch rebar found;
- 13) S 63 degrees 27' 37" E 261.65 feet along said Gerber Dunn, LLC's south line to a point in the center of Zuercher Road aka T.R. 98, witnessed by a 5/8 inch rebar found N 63 degrees 27' 37" W 29.91 feet;
- 14) S 41 degrees 34' 34" W 110.19 feet along the centerline of Zuercher Road aka T.R. 98 to the TRUE POINT OF BEGINNING.

This parcel contains 1.751 acres, but subject to all highways and easements of record.
To go to adjoiner.

The 1.751 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.

Also granting the use of a 30 foot easement for the purpose of ingress, egress, and general utilities, further described as follows:

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

Commencing at a 5/8 inch rebar found marking the southwest corner of the northeast quarter of Section 16, thence N 89 degrees 33' 39" E 754.47 feet along the quarter section line to a 1/2 inch rebar found at the intersection of Withrich Road aka C.R. 42 and Zuercher Road aka T.R. 98, thence N 39 degrees 01' 29" E 997.12 feet along the centerline of Zuercher Road aka T.R. 98 to a point, thence N 40 degrees 51' 52" E 375.95 feet along the centerline of Zuercher Road aka T.R. 98 to a mag nail set, thence N 41 degrees 34' 34" E 47.47 feet along the centerline of Zuercher Road aka T.R. 98 to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 30 foot easement:

- 1) N 55 degrees 54' 00" W 500.94 feet through the lands of Toop II, LLC (O.R. 899 page 4591) to a point;
- 2) N 17 degrees 02' 10" W 72.09 feet through the lands of said Toop II, LLC to a point on the south line of the above described 1.751 acre parcel and THERE ENDS.

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, November 4, 2024.
For survey, See Volume XX, Page 904 of the Wayne County Survey Records.

Aaron L. Gerber P.S. 8379



MATH ✓

Inverse With Area

Mon, Nov 04 2024 1:46:51 P

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

PntNo	Bearing	Distance	Northing	Easting	Description
64			221833.2600	2091254.2012	
	N 52°34'01" W	593.2900			
69			222193.8819	2090783.0910	
	N 26°53'02" E	259.0700			
70			222424.9528	2090900.2383	
	S 68°51'33" E	135.3700			
71			222376.1300	2091026.4974	
	S 62°24'48" E	33.1500			
72			222360.7786	2091055.8786	
	S 37°51'28" E	133.2500			
73			222255.5729	2091137.6546	
	S 55°54'00" E	367.7800			
74			222049.3811	2091442.1987	
	S 41°34'34" W	62.6000			
75			222002.5516	2091400.6564	
	S 40°51'52" W	223.8500			
76			221833.2628	2091254.1977	

Closure Error Distance> 0.0046 Error Bearing> N 51°07'14" W
Closure Precision> 1 in 397145.1 Total Distance Inversed> 1808.3600

Area: 3.9907AC., 173832.897SQ. FT.

11-77H ✓

Inverse With Area

Mon, Nov 04 2024 1:52:44 P

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

PntNo	Bearing	Distance	Northing	Easting	Description
74			222049.3811	2091442.1987	
	N 55°54'00" W	367.7800			
73			222255.5729	2091137.6546	
	N 37°51'28" W	133.2500			
72			222360.7786	2091055.8786	
	N 62°24'48" W	33.1500			
71			222376.1300	2091026.4974	
	N 68°51'33" W	135.3700			
70			222424.9528	2090900.2383	
	N 26°53'02" E	33.0900			
77			222454.4666	2090915.2010	
	N 62°55'49" W	49.8900			
78			222477.1702	2090870.7763	
	N 26°59'21" E	70.0000			
79			222539.5467	2090902.5438	
	S 72°05'06" E	76.7800			
80			222515.9287	2090975.6011	
	S 62°40'22" E	71.9000			
81			222482.9215	2091039.4770	
	S 59°38'46" E	199.1100			
82			222382.3033	2091211.2931	
	S 45°18'57" E	109.1000			
83			222305.5844	2091288.8625	
	S 07°37'38" W	57.3700			
84			222248.7220	2091281.2480	
	S 63°27'37" E	261.6500			
85			222131.8120	2091515.3266	
	S 41°34'34" W	110.1900			
86			222049.3817	2091442.2029	

Closure Error Distance> 0.0043 Error Bearing> N 81°49'19" E

Closure Precision> 1 in 400374.8 Total Distance Inversed> 1708.6300

Area: 1.7509AC., 76267.395SQ. FT.