

Baker Surveying, LLC

138 N Clay St.
Millersburg, OH 44654

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

Description 3.236 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 S 89 degrees 14' 24" W 730.28 feet along the section line to a 5/8 inch rebar found, thence N 01 degrees 54' 16" W 383.25 feet along Wayne M. Shetler and Leah M. Shetler's (O.R. 891 page 3685) east line to a 5/8 inch rebar found, thence S 87 degrees 36' 45" W 230.11 feet along said Shetler's north line to a 5/8 inch rebar found, thence 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 the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) N 35 degrees 31' 53" W 354.55 feet along J&P Land Holdings LLC's (O.R. 885 page 4571) east line to a 5/8 inch rebar found;
- 2) N 29 degrees 26' 49" W 137.88 feet along said J&P Land Holdings LLC's east line to a 5/8 inch rebar found;
- 3) N 88 degrees 59' 30" W 183.90 feet along said J&P Land Holdings LLC's north line to a 5/8 inch rebar found;
- 4) N 00 degrees 49' 37" W 196.78 feet along said J&P Land Holdings LLC's east line to a 5/8 inch rebar found;
- 5) 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;
- 6) S 49 degrees 52' 29" E 167.50 feet along Mark H. Hershberger and Elizabeth J. Hershberger's (O.R. 885 page 4461) west line to an iron pin set;
- 7) S 00 degrees 46' 34" E 501.52 feet through the lands of David R. Yoder and Susan J. Yoder (O.R. 951 page 4118) to the TRUE POINT OF BEGINNING.

This parcel contains 3.236 acres, but subject to all highways and easements of record. To go to adjoiner.

The 3.236 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, December 11, 2023.
For survey, See Volume XX, Page 655 of the Wayne County Survey Records.

AL

Aaron L. Gerber P.S. 8379



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Telephone: 330-674-4788
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Description 15.148 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 S 89 degrees 14' 24" W 730.28 feet along the section line to a 5/8 inch rebar found, thence N 01 degrees 54' 16" W 383.25 feet along Wayne M. Shetler and Leah M. Shetler's (O.R. 891 page 3685) east line to a 5/8 inch rebar found, thence S 87 degrees 36' 45" W 230.11 feet along said Shetler's north line to a 5/8 inch rebar found, thence 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 the TRUE POINT OF BEGINNING.

thence with the following TEN (10) COURSES:

- 1) S 88 degrees 55' 28" W 796.74 feet along said Byler's north line to a 5/8 inch rebar found;
- 2) S 89 degrees 09' 39" W 228.65 feet along Marcus Jay Miller and Leah D. Miller's (O.R. 958 page 3020) north line to a 5/8 inch rebar found;
- 3) 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;
- 4) N 25 degrees 47' 45" W 547.20 feet along the centerline of Fredericksburg Road aka C.R. 501 to a point, witnessed by an iron pin set N 89 degrees 17' 17" E 30.09 feet;
- 5) N 89 degrees 17' 17" E 519.51 feet along Ivan A. Miller and Esther Miller's (O.R. 711 page 778) south line to a 1-1/4 inch pipe found;
- 6) N 00 degrees 44' 04" W 139.76 feet along said Miller's east line to a 1-1/4 inch pipe found;
- 7) 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;
- 8) 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;

- 9) S 49 degrees 52' 29" E 167.50 feet along Mark H. Hershberger and Elizabeth J. Hershberger's (O.R. 885 page 4461) west line to an iron pin set;
- 10) S 00 degrees 46' 34" E 501.52 feet to the TRUE POINT OF BEGINNING.

This parcel contains 15.148 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, December 11, 2023.
For survey, See Volume XX, Page 655 of the Wayne County Survey Records.



Aaron L. Gerber P.S. 8379

