

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

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

Description 2.000 acre parcel

Situated in the Township of Sugar Creek (T-16 N, R-11 W), southeast quarter of Section 31, County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found in Kohler Road aka T.R. 129 marking the northwest corner of the southeast quarter of Section 31, thence S 00 degrees 45' 08" E 750.45 feet along the quarter section line and along Kohler Road aka T.R. 129 to a point at the intersection of Kohler Road aka T.R. 129 and Berg Road aka T.R. 208, thence S 87 degrees 04' 02" E 1306.38 feet along the centerline of Berg Road aka T.R. 208 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 00 degrees 46' 24" E 21.17 feet.

thence with the following FIVE (5) COURSES:

- 1) S 87 degrees 04' 02" E 99.79 feet along the centerline of Berg Road aka T.R. 208 to a point, witnessed by a 5/8 inch rebar found N 00 degrees 46' 25" W 30.13 feet;
- 2) S 87 degrees 17' 32" E 200.21 feet along the centerline of Berg Road aka T.R. 208 to a 5/8 inch rebar found, witnessed by a 5/8 inch rebar found S 00 degrees 46' 24" E 30.08 feet;
- 3) S 00 degrees 46' 24" E 281.79 feet along Timothy D. Rohrer and Lynette R. Rohrer's (O.R. 386 page 2329) west line to an iron pin set;
- 4) S 89 degrees 13' 36" W 299.43 feet through the lands of Elam A. Stutzman and Elizabeth D. Stutzman (O.R. 909 page 2305) to an iron pin set;
- 5) N 00 degrees 46' 24" W 300.40 feet through the lands of said Stutzman to the TRUE POINT OF BEGINNING.

This parcel contains 2.000 acres, but subject to all highways and easements of record.

The Grantors reserve unto themselves, their heirs and assigns, a 30 foot easement for the purpose of ingress and egress, further described as follows:

Situated in the Township of Sugar Creek (T-16 N, R-11 W), southeast quarter of Section 31, County of Wayne and State of Ohio.

Commencing at a stone found in Kohler Road aka T.R. 129 marking the northwest corner of the southeast quarter of Section 31, thence S 00 degrees 45' 08" E 750.45 feet along the quarter section line and along Kohler Road aka T.R. 129 to a point at the intersection of Kohler Road aka T.R. 129 and Berg Road aka T.R. 208, thence S 87 degrees 04' 02" E 1406.17 feet along the centerline of Berg Road aka T.R. 208 to a point, thence S 87 degrees 17' 32" E 185.19 feet along the centerline of Berg Road aka T.R. 208 to a point the TRUE POINT OF BEGINNING.

thence S 00 degrees 46' 24" E 282.70 feet along the centerline of a 30 foot easement and through the lands of Elam A. Stutzman and Elizabeth D. Stutzman (O.R. 909 page 2305) to a point 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 Plan Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

This description prepared by Donald C. Baker, P.S. 6938, October 30, 2023.
For survey, See Volume XX, Page 687 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938



Map Check

10/30/2023 12:39

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
			618	13455.41	27112.12	
618-623	S 87°04'02" E	99.79	623	13450.30	27211.78	
623-624	S 87°17'32" E	200.21	624	13440.84	27411.77	
624-625	S 00°46'24" E	281.79	625	13159.08	27415.57	
625-626	S 89°13'36" W	299.43	626	13155.04	27116.17	
626-627	N 00°46'24" W	300.40	627	13455.41	27112.11	

Closure error distance> 0.00865748 Error Bearing> N 70°07'27" W

Closure Precision> 1 in 136485.47 Total Distance Traversed> 1181.62

2.0001 ACRES

87122.9657 SQ. FT.