

Baker Surveying, LLC

138 N Clay St.
Millersburg, OH 44654

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

Description 2.152 acre parcel

Situated in the Township of Salt Creek (T-15 N, R-12 W), northwest quarter of Section 1, County of Wayne and State of Ohio.

Described as follows:

Commencing at a torsion bar found in Mt. Hope Road aka T.R. 363 marking the northwest corner of the northwest quarter of Section 1, thence N 89 degrees 24' 19" E 1573.98 feet along the section line to a 3/4 inch pinchtap found, thence S 00 degrees 34' 42" E 348.19 feet along the east line of Lot 26 of Amstutz Allotment No. 1 (Plat vol. 28 page 89) and along Duane R. Troyer's (O.R. 916 page 1870) east line to a 5/8 inch rebar found, thence S 89 degrees 24' 19" W 625.52 feet along the south line of Lot 26 of said Amstutz Allotment No. 1 and along said Troyer's south line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) S 41 degrees 42' 28" E 343.27 feet along Norman E. Yoder and Susan D. Yoder's (O.R. 832 page 1104) west line to a 5/8 inch rebar found;
- 2) S 25 degrees 44' 55" W 368.44 feet along said Yoder's west line to an iron pin set;
- 3) S 01 degrees 08' 06" W 53.06 feet to an iron pin set;
- 4) S 25 degrees 53' 43" W 261.76 feet to a point in the center of Dover Road aka S.R. 250, witnessed by an iron pin set N 25 degrees 53' 43" E 47.04 feet;
- 5) N 64 degrees 15' 05" W 51.43 feet along the centerline of Dover Road aka S.R. 250 to a point;
- 6) N 25 degrees 44' 55" E 48.00 feet along Andy J. Yoder, Lovina J. Yoder, and Paul A. Yoder's (O.R. 915 page 2364) east line to a 5/8 inch rebar found;
- 7) N 23 degrees 08' 06" E 200.65 feet along said Yoder's east line to a 1/2 inch pinchtap found;
- 8) N 00 degrees 34' 42" W 626.60 feet along the east line of Lots 7 and 6 of L. Wenger Allotment No. 1 (Plat vol. 10 page 130) and along Larry W. Miller and Debra J. Miller's (O.R. 560 page 442) east line and along Jeremy S. Miller's (O.R. 733 page 1534) east line to the TRUE POINT OF BEGINNING.

This parcel contains 2.152 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, March 25, 2024.

For survey, See Volume XX, Page 754 of the Wayne County Survey Records.

AL

Aaron L. Gerber P.S. 8379



Baker Surveying, LLC
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Telephone: 330-674-4788
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Description 0.143 acre parcel

Situated in the Township of Salt Creek (T-15 N, R-12 W), northwest quarter of Section 1, County of Wayne and State of Ohio.

Described as follows:

Commencing at a torsion bar found in Mt. Hope Road aka T.R. 363 marking the northwest corner of the northwest quarter of Section 1, thence N 89 degrees 24' 19" E 1573.98 feet along the section line to a 3/4 inch pinchtap found, thence S 00 degrees 34' 42" E 348.19 feet along the east line of Lot 26 of Amstutz Allotment No. 1 (Plat vol. 28 page 89) and along Duane R. Troyer's (O.R. 916 page 1870) east line to a 5/8 inch rebar found, thence S 89 degrees 24' 19" W 625.52 feet along the south line of Lot 26 of said Amstutz Allotment No. 1 and along said Troyer's south line to a 5/8 inch rebar found, thence S 41 degrees 42' 28" E 343.27 feet along Johns Custom Enterprise LLC's (O.R. 914 page 2508) north line to a 5/8 inch rebar found, thence S 25 degrees 44' 55" W 368.44 feet along said Johns Custom Enterprise LLC's east line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 01 degrees 08' 06" W 53.06 feet through the lands of Norman E. Yoder and Susan D. Yoder (O.R. 832 page 1104) to an iron pin set;
- 2) S 25 degrees 53' 43" W 261.76 feet through the lands of said Yoder to a point in the center of Dover Road aka S.R. 250, witnessed by an iron pin set N 25 degrees 53' 46" E 47.04 feet;
- 3) N 64 degrees 15' 05" W 21.43 feet along the centerline of Dover Road aka S.R. 250 to a point, witnessed by a 3/4 inch pinchtap found N 25 degrees 44' 55" E 48.00 feet;
- 4) N 25 degrees 44' 55" E 310.00 feet along said Johns Custom Enterprises LLC's east line to the TRUE POINT OF BEGINNING.

This parcel contains 0.143 acres, but subject to all highways and easements of record. To go to adjoiner.

The 0.143 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, March 25, 2024.

For survey, See Volume XX, Page 754 of the Wayne County Survey Records.



Aaron L. Gerber P.S. 8379



Math Check

Inverse with Area

Mon Mar 25 12:29:12 2

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

PntNo	Bearing	Distance	Northing	Easting	Description
601			226967.9939	2149590.2241	
	S 41°42'28" E	343.2700			
614			226711.7264	2149818.6125	
	S 25°44'55" W	368.4400			
615			226379.8693	2149658.5536	
	S 01°08'06" W	53.0600			
616			226326.8197	2149657.5025	
	S 25°53'43" W	261.7600			
617			226091.3420	2149543.1847	
	N 64°15'05" W	51.4300			
618			226113.6844	2149496.8613	
	N 25°44'55" E	48.0000			
619			226156.9184	2149517.7136	
	N 23°08'06" E	200.6500			
620			226341.4325	2149596.5487	
	N 00°34'42" W	626.6000			
621			226968.0006	2149590.2241	
Closure Error Distance> 0.0067 Error Bearing> S 00°21'41" E					
Closure Precision> 1 in 292665.02 Total Distance Inversed> 1953.2100					
Area: 2.1524 Acres					

Math Check

Inverse with Area

Mon Mar 25 12:30:12 2

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

PntNo	Bearing	Distance	Northing	Easting	Description
615			226379.8693	2149658.5536	
	S 01°08'06" W	53.0600			
622			226326.8197	2149657.5025	
	S 25°53'43" W	261.7600			
623			226091.3420	2149543.1847	
	N 64°15'05" W	21.4300			
624			226100.6517	2149523.8825	
	N 25°44'55" E	310.0000			
625			226379.8714	2149658.5538	

Closure Error Distance> 0.0022 Error Bearing> S 05°51'00" W

Closure Precision> 1 in 298140.51 Total Distance Inversed> 646.2500

Area: 0.1430 Acres