

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

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

Description 30.738 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 23,
County of Wayne and State of Ohio.

Described as follows:

Beginning at a stone found marking the northeast corner of the northeast quarter of
Section 23 the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) S 01 degrees 32' 50" E 745.77 feet along the section line to an iron pin set;
- 2) S 89 degrees 37' 07" W 1326.24 feet through the lands of Opliger Farms LLC (O.R.
941 page 3954 and O.R. 941 page 3960) to an iron pin set;
- 3) N 01 degrees 19' 10" W 469.12 feet through the lands of said Opliger Farms LLC to
an iron pin set;
- 4) S 89 degrees 37' 07" W 1269.81 feet through the lands of said Opliger Farms LLC to
an iron pin set on the east line of Nonpariel Road aka T.R. 202;
- 5) N 01 degrees 19' 10" W 276.60 feet along the east line of Nonpariel Road aka T.R.
202 to a 5/8 inch rebar found on the section line;
- 6) N 89 degrees 37' 07" E 2593.09 feet along the section line to the TRUE POINT OF
BEGINNING.

This parcel contains 30.738 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 6938".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83,
2011 Adjustment.

This description prepared by Donald C. Baker, P.S. 6938, June 15, 2022.
For survey, See Volume xx, Page 259 of the Wayne County Survey Records.



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Description 77.396 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 23, County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found marking the northeast corner of the northeast quarter of Section 23, thence S 01 degrees 32' 50" E 745.77 feet along the section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following TWELVE (12) COURSES:

- 1) S 01 degrees 32' 50" E 1246.23 feet along the section line to an iron pin set;
- 2) S 89 degrees 18' 52" W 622.50 feet through the lands of Opliger Farms LLC (O.R. 941 page 3954 and O.R. 941 page 3960) to an iron pin set;
- 3) S 00 degrees 41' 08" E 671.92 feet partly through the lands of said Opliger Farms LLC and partly along Daniel A. Keim's (O.R. 923 page 177) west line to a point on the quarter section line and in Harrison Road aka C.R. 2, witnessed by an iron pin set N 00 degrees 41' 08" W 30.00 feet;
- 4) S 89 degrees 18' 52" W 30.00 feet along the quarter section line and along Harrison Road aka C.R. 2 to a point, witnessed by an iron pin set N 00 degrees 41' 08" W 30.00 feet;
- 5) N 00 degrees 41' 08" W 671.92 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 6) S 89 degrees 18' 52" W 1039.15 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 7) N 01 degrees 19' 10" W 550.04 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 8) S 89 degrees 18' 52" W 909.17 feet through the lands of said Opliger Farms LLC to an iron pin set on the east line of Nonpariel Road aka T.R. 202;
- 9) N 01 degrees 19' 10" W 1179.03 feet along the east line of Nonpariel Road aka T.R. 202 to an iron pin set;
- 10) N 89 degrees 37' 07" E 1269.81 feet through the lands of said Opliger Farms LLC to an iron pin set;

- 11) S 01 degrees 19' 10" E 469.12 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 12) N 89 degrees 37' 07" E 1326.24 feet through the lands of said Opliger Farms LLC to the TRUE POINT OF BEGINNING.

This parcel contains 77.396 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 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 Adjustment.

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Description 8.622 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 23,
County of Wayne and State of Ohio.

Described as follows:

Beginning at a 1/2 inch pipe found in Harrison Road aka C.R. 2 marking the southeast
corner of the northeast quarter of Section 23 the TRUE POINT OF BEGINNING,
witnessed by a 5/8 inch rebar found N 01 degrees 32' 50" W 30.00 feet.

thence with the following SIX (6) COURSES:

- 1) S 89 degrees 18' 52" W 213.50 feet along the quarter section line and along Harrison
Road aka C.R. 2 to a point, witnessed by an iron pin set N 00 degrees 41' 08" W
30.00 feet;
- 2) N 00 degrees 41' 08" W 110.00 feet along Daniel A. Keim's (O.R. 923 page 177)
east line to an iron pin set;
- 3) S 89 degrees 18' 52" W 419.10 feet along said Keim's north line to an iron pin set;
- 4) N 00 degrees 41' 08" W 561.92 feet through the lands of Opliger Farms LLC (O.R.
941 page 3954 and O.R. 941 page 3960) to an iron pin set;
- 5) N 89 degrees 18' 52" E 622.50 feet through the lands of said Opliger Farms LLC to
an iron pin set on the section line;
- 6) S 01 degrees 32' 50" E 672.00 feet along the section line to the TRUE POINT OF
BEGINNING.

This parcel contains 8.622 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 6938".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83,
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Description 10.494 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northeast and southeast quarters of Section 23, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 1/2 inch pipe found in Harrison Road aka C.R. 2 marking the northeast corner of the southeast quarter of Section 23, thence S 89 degrees 18' 52" W 662.60 feet along the quarter section line and along Harrison Road aka C.R. 2 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 00 degrees 41' 08" W 30.00 feet.

thence with the following FIVE (5) COURSES:

- 1) S 89 degrees 18' 52" W 543.15 feet along the quarter section line and along Harrison Road aka C.R. 2 to a mag nail set;
- 2) S 84 degrees 39' 42" W 118.50 feet passing into the southeast quarter of Section 23 along the centerline of Harrison Road aka C.R. 2 to a mag nail set, witnessed by an iron pin set N 03 degrees 42' 16" W 25.59 feet;
- 3) N 03 degrees 42' 16" W 682.48 feet (passing into the northeast quarter of Section 23) through the lands of Opliger Farms LLC (O.R. 941 page 3954 and O.R. 941 page 3960) to an iron pin set;
- 4) N 89 degrees 18' 52" E 697.20 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 5) S 00 degrees 41' 08" E 671.92 feet through the lands of said Opliger Farms LLC to the TRUE POINT OF BEGINNING.

This parcel contains 10.494 acres, but subject to all highways and easements of record. Containing 10.481 acres in the northeast quarter of Section 23 and 0.013 acres in the southeast quarter of Section 23.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 Adjustment.

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Description 5.100 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 23,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found in Nonpariel Road aka T.R. 202 marking the southwest corner of the northeast quarter of Section 23, thence N 89 degrees 18' 52" E 30.00 feet along the quarter section line to a 5/8 inch rebar found, thence N 01 degrees 19' 10" W 427.61 feet along the east line of Nonpariel Road aka T.R. 202 to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 01 degrees 19' 10" W 244.36 feet along the east line of Nonpariel Road aka T.R. 202 to an iron pin set;
- 2) N 89 degrees 18' 52" E 909.17 feet through the lands of Opliger Farms LLC (O.R. 941 page 3954 and O.R. 941 page 3960) to an iron pin set;
- 3) S 01 degrees 19' 10" E 244.36 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 4) S 89 degrees 18' 52" W 909.17 feet through the lands of said Opliger Farms LLC to the TRUE POINT OF BEGINNING.

This parcel contains 5.100 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 6938".
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Description 5.740 acre parcel – Tract 1

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 23,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found in Nonpariel Road aka T.R. 202 marking the southwest corner of the northeast quarter of Section 23, thence N 89 degrees 18' 52" E 30.00 feet along the quarter section line to a 5/8 inch rebar found, thence N 01 degrees 19' 10" W 671.97 feet along the east line of Nonpariel Road aka T.R. 202 to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 01 degrees 19' 10" W 275.02 feet along the east line of Nonpariel Road aka T.R. 202 to an iron pin set;
- 2) N 89 degrees 18' 52" E 909.17 feet through the lands of Opliger Farms LLC (O.R. 941 page 3954 and O.R. 941 page 3960) to an iron pin set;
- 3) S 01 degrees 19' 10" E 275.02 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 4) S 89 degrees 18' 52" W 909.17 feet through the lands of said Opliger Farms LLC to the TRUE POINT OF BEGINNING.

This parcel contains 5.740 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 6938".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83,
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Description 5.740 acre parcel – Tract 2

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 23,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found in Nonpariel Road aka T.R. 202 marking the southwest corner of the northeast quarter of Section 23, thence N 89 degrees 18' 52" E 30.00 feet along the quarter section line to a 5/8 inch rebar found, thence N 01 degrees 19' 10" W 946.99 feet along the east line of Nonpariel Road aka T.R. 202 to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 01 degrees 19' 10" W 275.02 feet along the east line of Nonpariel Road aka T.R. 202 to an iron pin set;
- 2) N 89 degrees 18' 52" E 909.17 feet through the lands of Opliger Farms LLC (O.R. 941 page 3954 and O.R. 941 page 3960) to an iron pin set;
- 3) S 01 degrees 19' 10" E 275.02 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 4) S 89 degrees 18' 52" W 909.17 feet through the lands of said Opliger Farms LLC to the TRUE POINT OF BEGINNING.

This parcel contains 5.740 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 6938".
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Description 14.576 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northeast and southeast quarters of Section 23, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found in Nonpariel Road aka T.R. 202 marking the southwest corner of the northeast quarter of Section 23, thence N 89 degrees 18' 52" E 30.00 feet along the quarter section line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following ELEVEN (11) COURSES:

- 1) N 01 degrees 19' 10" W 427.61 feet along the east line of Nonpariel Road aka T.R. 202 to an iron pin set;
- 2) N 89 degrees 18' 52" E 909.17 feet through the lands of Opliger Farms LLC (O.R. 941 page 3954 and O.R. 941 page 3960) to an iron pin set;
- 3) N 01 degrees 19' 10" W 244.36 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 4) N 89 degrees 18' 52" E 341.95 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 5) S 03 degrees 42' 16" E 682.48 feet (passing into the southeast quarter of Section 23) through the lands of said Opliger Farms LLC to a mag nail set in the center of Harrison Road aka C.R. 2, witnessed by an iron pin set N 03 degrees 42' 16" W 25.59 feet;
- 6) S 84 degrees 39' 42" W 97.02 feet along the centerline of Harrison Road aka C.R. 2 to a mag nail set;
- 7) S 80 degrees 02' 00" W 87.29 feet along the centerline of Harrison Road aka C.R. 2 to a mag nail set;
- 8) S 77 degrees 37' 43" W 122.33 feet along the centerline of Harrison Road aka C.R. 2 to a mag nail set;
- 9) N 02 degrees 46' 58" W 27.20 feet through the lands of said Opliger Farms LLC to an iron pin set on Martin J. Mast and Susan M. Mast's (O.R. 929 page 3148) south line;

- 10) N 75 degrees 12' 31" E 119.61 feet along said Mast's south line to a 5/8 inch rebar found on the quarter section line;
- 11) S 89 degrees 18' 52" W 1092.00 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 14.576 acres, but subject to all highways and easements of record. Containing 14.414 acres in the northeast quarter of Section 23 and 0.162 acres in the southeast quarter of Section 23.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 Adjustment.

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