

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

EXHIBIT "A" - Parcel 1

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

Description 3.954 acre parcel

Situated in the Township of Paint (T-15 N, R-11 W), southeast quarter of Section 7,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found in Kohler Road aka T.R. 129 marking the southwest corner of the southeast quarter of Section 7, thence N 89 degrees 02' 34" E 345.00 feet along the section line to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 00 degrees 49' 38" W 16.63 feet.

thence with the following FOUR (4) COURSES:

- 1) N 00 degrees 49' 38" W 1008.41 feet along Litco Wood Products Co.'s (O.R. 56 page 795) east line to an iron pin set;
- 2) N 89 degrees 18' 22" E 170.09 feet through the lands of Paul E. Mast and Sarah M. Mast (O.R. 592 page 596, O.R. 542 page 189, and O.R. 654 page 1369) to an iron pin set on Aden L. Swartzentruber, Linda R. Swartzentruber, and Niva Miller's (O.R. 669 page 612, O.R. 753 page 1777, O.R. 879 page 585, and O.R. 879 page 589) west line;
- 3) S 00 degrees 54' 50" E 1007.63 feet along said Swartzentruber's west line to a point on the section line, witnessed by a 1 inch pipe found N 00 degrees 54' 50" W 7.41 feet;
- 4) S 89 degrees 02' 34" W 171.62 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 3.954 acres, but subject to all highways and easements of record. To go to adjoiner.

The 3.954 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, August 7, 2023.
For survey, See Volume XX, Page 771 of the Wayne County Survey Records.



Aaron L. Gerber P.S. 8379



Baker Surveying, LLC
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EXHIBIT "A" - Parcel 2

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

Description 0.189 acre parcel

Situated in the Township of Paint (T-15 N, R-11 W), southeast quarter of Section 7,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found in Kohler Road aka T.R. 129 marking the southwest corner of the southeast quarter of Section 7, thence N 00 degrees 49' 38" W 950.00 feet along the quarter section line and along Kohler Road aka T.R. 129 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 76 degrees 59' 32" E 29.90 feet.

thence with the following THREE (3) COURSES:

- 1) N 00 degrees 49' 37" W 60.00 feet along the quarter section line and along Kohler Road aka T.R. 129 to a point, witnessed by an iron pin set N 89 degrees 18' 22" E 21.97 feet;
- 2) N 89 degrees 18' 22" E 275.00 feet through the lands of Paul E. Mast and Sarah M. Mast (O.R. 592 page 596, O.R. 542 page 182, and O.R. 654 page 1369) to a 5/8 inch rebar found;
- 3) S 76 degrees 59' 32" W 281.33 feet along Litco Wood Products Co.'s (O.R. 56 page 795) north line to the TRUE POINT OF BEGINNING.

This parcel contains 0.189 acres, but subject to all highways and easements of record.
To go to adjoiner.

The 0.189 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, August 7, 2023.
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EXHIBIT "A"

Description 11.947 acre parcel

Situated in the Township of Paint (T-15 N, R-11 W), southeast quarter of Section 7,
County of Wayne and State of Ohio.

Described as follows:

Beginning at a 5/8 inch rebar found in Kohler Road aka T.R. 129 marking the southwest
corner of the southeast quarter of Section 7 the TRUE POINT OF BEGINNING,
witnessed by an iron pin set N 89 degrees 02' 34" E 9.10 feet.

thence with the following FOUR (4) COURSES:

- 1) N 00 degrees 49' 38" W 1010.00 feet along the quarter section line and along Kohler
Road aka T.R. 129 to a point, witnessed by an iron pin set N 89 degrees 18' 22" E
21.97 feet;
- 2) N 89 degrees 18' 22" E 515.09 feet to an iron pin set on Aden L. Swartzentruber,
Linda R. Swartzentruber, and Niva Miller's (O.R. 669 page 612, O.R. 753 page 1777,
O.R. 879 page 585, and O.R. 879 page 589) west line;
- 3) S 00 degrees 54' 50" E 1007.63 feet along said Swartzentruber's west line to a point
on the section line, witnessed by a 1 inch pipe found N 00 degrees 54' 50" W 7.41
feet;
- 4) S 89 degrees 02' 34" W 516.62 feet along the section line to the TRUE POINT OF
BEGINNING.

This parcel contains 11.947 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, August 7, 2023.
For survey, See Volume XX, Page 771 of the Wayne County Survey Records.

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EXHIBIT "A"

Telephone: 330-674-4788
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Description 12.741 acre parcel

Situated in the Township of Paint (T-15 N, R-11 W), southeast quarter of Section 7,
County of Wayne and State of Ohio.

Described as follows:

Beginning at a 5/8 inch rebar found in Kohler Road aka T.R. 129 marking the northwest
corner of the southeast quarter of Section 7 the TRUE POINT OF BEGINNING,
witnessed by a 5/8 inch rebar found N 88 degrees 51' 14" E 31.65 feet.

thence with the following FOURTEEN (14) COURSES:

- 1) N 88 degrees 51' 14" E 223.26 feet along the quarter section line to an iron pin set;
- 2) S 00 degrees 52' 17" E 149.58 feet along Steven E. Miller and Esther P. Miller's
(O.R. 816 page 1789) west line to a 1/2 inch pinchtap found;
- 3) N 88 degrees 54' 05" E 290.40 feet along said Miller's south line to a 5/8 inch rebar
found;
- 4) S 00 degrees 52' 18" E 345.45 feet along said Miller's west line and along Leroy R.
Miller and Iva Miller's (O.R. 812 page 2385) west line to a 5/8 inch rebar found;
- 5) S 87 degrees 06' 06" W 200.29 feet along said Leroy R. Miller and Iva Miller's north
line to a 5/8 inch rebar found;
- 6) S 02 degrees 54' 50" E 161.65 feet along said Leroy R. Miller and Iva Miller's west
line to an iron pin set;
- 7) N 87 degrees 26' 47" E 193.91 feet along said Leroy R. Miller and Iva Miller's south
line to a 3/4 inch pipe found;
- 8) S 00 degrees 54' 50" E 994.26 feet along said Swartzentruber's west line to an iron
pin set;
- 9) S 89 degrees 18' 22" W 515.09 feet to a point on the quarter section line and in
Kohler Road aka T.R. 129, witnessed by an iron pin set N 89 degrees 18' 22" E
21.97 feet;
- 10) N 00 degrees 49' 38" W 332.40 feet along the quarter section line and along Kohler
Road aka T.R. 129 to a R.R. spike found, witnessed by a 5/8 inch rebar found S 89
degrees 56' 41" E 30.00 feet;
- 11) S 89 degrees 56' 41" E 350.04 feet along Melvin P. Mast and Elmina Sue Mast's
(O.R. 828 page 1346) south line to a 5/8 inch rebar found;
- 12) N 00 degrees 48' 43" W 630.77 feet along said Mast's east line to a 5/8 inch rebar
found;
- 13) S 87 degrees 30' 10" W 350.32 feet along said Mast's north line to a point on the
quarter section line and in Kohler Road aka T.R. 129, witnessed by a 5/8 inch rebar
found N 87 degrees 30' 10" E 30.00 feet;
- 14) N 00 degrees 49' 38" W 700.84 feet along the quarter section line and along Kohler
Road aka T.R. 129 to the TRUE POINT OF BEGINNING.

This parcel contains 12.741 acres, but subject to all highways and easements of record.

This parcel is subject to an existing 30 foot easement recorded in Official Record vol.
816 page 1789.

Also subject to an existing 30 foot drive access easement recorded in Official Record vol. 812 page 2385.

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, August 7, 2023.

For survey, See Volume XX, Page 771 of the Wayne County Survey Records.

AL

Aaron L. Gerber P.S. 8379



MATH ✓

Tue Aug 08 17:30:02 2

Inverse with Area

CRD File> S:\Work 5\Carlson Projects\Data\AAA MATH CHECK 2023.crd

PntNo	Bearing	Distance	Northing	Easting	Description
1966			13957.5553	46104.2463	
	N 00°49'38" W	332.4000			
1906			14289.9206	46099.4474	
	S 89°56'41" E	350.0400			
1907			14289.5829	46449.4872	
	N 00°48'43" W	630.7700			
1908			14920.2896	46440.5488	
	S 87°30'10" W	350.3200			
1909			14905.0258	46090.5615	
	N 00°49'38" W	700.8400			
1910			15605.7928	46080.4433	
	N 88°51'14" E	223.2600			
1911			15610.2584	46303.6586	
	S 00°52'17" E	149.5800			
1912			15460.6957	46305.9334	
	N 88°54'05" E	290.4000			
1913			15466.2636	46596.2800	
	S 00°52'18" E	345.4500			
1914			15120.8536	46601.5353	
	S 87°06'06" W	200.2900			
1915			15110.7262	46401.5015	
	S 02°54'50" E	161.6500			
1916			14949.2852	46409.7190	
	N 87°26'47" E	193.9100			
1917			14957.9247	46603.4365	
	S 00°54'50" E	994.2600			
1918			13963.7911	46619.2946	
	S 89°18'22" W	515.0900			
1919			13957.5532	46104.2424	
Closure Error Distance> 0.0044 Error Bearing> N 62°23'18" E					
Closure Precision> 1 in 1226112.36 Total Distance Inversed> 5438.2600					
Area: 12.7412 Acres					

Math Check

Inverse with Area

Mon Aug 07 09:51:50 2

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PntNo	Bearing	Distance	Northing	Easting	Description
1902			13957.5552	46104.2447	
	N 89°18'22" E	275.0000			
1924			13960.8856	46379.2245	
	S 76°59'32" W	281.3300			
1925			13897.5629	46105.1136	
	N 00°49'37" W	60.0000			
1926			13957.5567	46104.2477	

Closure Error Distance> 0.0033 Error Bearing> S 64°31'46" W
Closure Precision> 1 in 188467.86 Total Distance Inversed> 616.3300
Area: 0.1894 Acres

Math Check

Inverse with Area

Mon Aug 07 09:50:53 2

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PntNo	Bearing	Distance	Northing	Easting	Description
1904			12956.2913	46635.3683	
	S 89°02'34" W	171.6200			
1920			12953.4243	46463.7723	
	N 00°49'38" W	1008.4100			
1921			13961.7292	46449.2136	
	N 89°18'22" E	170.0900			
1922			13963.7890	46619.2911	
	S 00°54'50" E	1007.6300			
1923			12956.2872	46635.3625	
Closure Error Distance> 0.0071 Error Bearing> N 54°28'18" E					
Closure Precision> 1 in 330815.62 Total Distance Inversed> 2357.7500					
Area: 3.9537 Acres					

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PntNo	Bearing	Distance	Northing	Easting	Description
1899			12947.6605	46118.8263	
	N 00°49'38" W	1010.0000			
1902			13957.5552	46104.2447	
	N 89°18'22" E	515.0900			
1903			13963.7932	46619.2969	
	S 00°54'50" E	1007.6300			
1904			12956.2913	46635.3683	
	S 89°02'34" W	516.6200			
1905			12947.6607	46118.8204	

Closure Error Distance> 0.0059 Error Bearing> S 87°47'58" E
Closure Precision> 1 in 515631.52 Total Distance Inversed> 3049.3400
Area: 11.9467 Acres