

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

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

Description 18.232 acre parcel

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 14, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found in Ely Road aka T.R. 163 marking the northeast corner of the southwest quarter of Section 14, thence S 89 degrees 10' 33" W 1068.25 feet along the quarter section line and along Ely Road aka T.R. 163 to a 5/8 inch rebar found the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 02 degrees 51' 22" E 25.00 feet.

thence with the following SIX (6) COURSES:

- 1) S 02 degrees 51' 22" E 1489.82 feet along Steven M. Miller and Mary L. Miller's (O.R. 807 page 943) west line to an iron pin set;
- 2) N 86 degrees 52' 19" W 400.32 feet through the lands of Andrew E. Yoder and Esther H. Yoder (O.R. 713 page 866) to an iron pin set;
- 3) S 02 degrees 10' 10" W 125.65 feet through the lands of said Yoder to an iron pin set;
- 4) N 83 degrees 12' 03" ~~W~~ **E (scrivenours error)** 191.37 feet through the lands of said Yoder to an iron pin set;
- 5) N 02 degrees 11' 20" W 1563.54 feet through the lands of said Yoder to a point on the quarter section line and in Ely Road aka T.R. 163, witnessed by an iron pin set S 02 degrees 11' 20" W 42.13 feet;
- 6) N 89 degrees 10' 33" E 460.60 feet along the quarter section line and along Ely Road aka T.R. 163 to the TRUE POINT OF BEGINNING.

This parcel contains 18.232 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, April 15, 2024.

For survey, See Volume XX, Page 787 of the Wayne County Survey Records.



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Commencing at a 5/8 inch rebar found in Ely Road aka T.R. 163 marking the northeast corner of the southwest quarter of Section 14, thence S 89 degrees 10' 33" W 1068.25 feet along the quarter section line and along Ely Road aka T.R. 163 to a 5/8 inch rebar found the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 02 degrees 51' 22" E 25.00 feet.

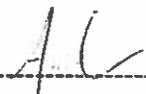
thence with the following SIX (6) COURSES:

- 1) S 02 degrees 51' 22" E 1489.82 feet along Steven M. Miller and Mary L. Miller's (O.R. 807 page 943) west line to an iron pin set;
- 2) N 86 degrees 52' 19" W 400.32 feet through the lands of Andrew E. Yoder and Esther H. Yoder (O.R. 713 page 866) to an iron pin set;
- 3) S 02 degrees 10' 10" W 125.65 feet through the lands of said Yoder to an iron pin set;
- 4) N 83 degrees 12' 03" W 191.37 feet through the lands of said Yoder to an iron pin set;
- 5) N 02 degrees 11' 20" W 1563.54 feet through the lands of said Yoder to a point on the quarter section line and in Ely Road aka T.R. 163, witnessed by an iron pin set S 02 degrees 11' 20" W 42.13 feet;
- 6) N 89 degrees 10' 33" E 460.60 feet along the quarter section line and along Ely Road aka T.R. 163 to the TRUE POINT OF BEGINNING.

This parcel contains 18.232 acres, but subject to all highways and easements of record.

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Description 47.841 acre parcel

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 14, County of Wayne and State of Ohio.

Described as follows:

Commencing at a R.R. spike found at the intersection of Ely Road aka T.R. 163 and Swinehart Road aka T.R. 145, thence N 89 degrees 10' 33" E 458.53 feet along the quarter section line and along Ely Road aka T.R. 163 to a 5/8 inch rebar found the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 00 degrees 38' 17" E 22.55 feet.

thence with the following TWELVE (12) COURSES:

- 1) N 89 degrees 10' 33" E 578.20 feet along the quarter section line and along Ely Road aka T.R. 163 to a point, witnessed by an iron pin set S 02 degrees 11' 20" W 42.13 feet;
- 2) S 02 degrees 11' 20" W 1563.54 feet through the lands of Andrew E. Yoder and Esther H. Yoder (O.R. 713 page 866) to an iron pin set;
- 3) S 83 degrees 12' 03" E 191.37 feet through the lands of said Yoder to an iron pin set;
- 4) N 02 degrees 10' 10" E 126.65 feet through the lands of said Yoder to an iron pin set;
- 5) S 86 degrees 52' 19" E 400.32 feet through the lands of said Yoder to an iron pin set on Steven M. Miller and Mary L. Miller's (O.R. 807 page 943) west line;
- 6) S 02 degrees 51' 22" E 1184.85 feet along said Miller's west line and along Wayne Holmes Properties, LLC's (O.R. 925 page 2279) west line and along Alvin R. Miller and Anna L. Miller's (O.R. 925 page 2281) west line to a 5/8 inch rebar found on the section line;
- 7) S 89 degrees 08' 43" W 832.14 feet along the section line to a 5/8 inch rebar found;
- 8) N 00 degrees 38' 17" W 680.00 feet along Nathan A. Yoder and Leanna E. Yoder's (O.R. 910 page 4995) east line and along Roger D. Sundberg and Michelle L. Sundberg's (O.R. 591 page 2312) east line to a 5/8 inch rebar found;
- 9) S 89 degrees 08' 43" W 768.71 feet along said Sundberg's north line to a R.R. spike found on the section line and in Swinehart Road aka T.R. 145, witnessed by a 5/8 inch rebar found N 89 degrees 08' 43" E 30.00 feet;
- 10) N 00 degrees 38' 17" W 378.84 feet along the section line and along Swinehart Road aka T.R. 145 to a R.R. spike found, witnessed by a 5/8 inch rebar found N 89 degrees 10' 08" E 30.00 feet;
- 11) N 89 degrees 10' 08" E 458.53 feet along Andrew E. Yoder and Esther H. Yoder's (O.R. 51 page 45) south line to a 5/8 inch rebar found;
- 12) N 00 degrees 38' 17" W 1614.95 feet along said Yoder's (O.R. 51 page 45) east line and along Reuben A. Hochstetler and Elmina P. Hochstetler (O.R. 716 page 543), Amos R. Byler and Anna A. Byler, Co-Trustees (O.R. 892 page 1880), Ervin D. Miller and Lizzie Mae Miller (O.R. 713 page 847), and Anthony E. Miller and Lucinda M. Miller's (O.R. 902 page 2090) east line to the TRUE POINT OF BEGINNING.

This parcel contains 47.841 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.

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Map Check

04/17/2024 10:19

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
			904	55247.72	63882.69	
904-913	N 89°10'33" E	460.60	913	55254.34	64343.24	
913-914	S 02°51'22" E	1489.82	914	53766.37	64417.48	
914-915	N 86°52'19" W	400.32	915	53788.22	64017.75	
915-916	S 02°10'10" W	125.65	916	53662.66	64013.00	
916-917	N 83°12'03" W	191.37	917	53685.31	63822.97	
917-918	N 02°11'20" E	1563.54	918	55247.71	63882.69	
Closure error distance>				0.00421580	Error Bearing>	S 09°17'28" E
Closure Precision> 1 in				1003676.84	Total Distance Traversed>	4231.30
18.2320 ACRES						
794186.0887 SQ. FT.						

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
			897	53239.08	62868.27	
897-901	N 00°38'17" W	378.84	901	53617.90	62864.05	
901-902	N 89°10'08" E	458.53	902	53624.55	63322.53	
902-903	N 00°38'17" W	1614.95	903	55239.40	63304.55	
903-904	N 89°10'33" E	578.20	904	55247.72	63882.69	
904-905	S 02°11'20" W	1563.54	905	53685.32	63822.97	
905-906	S 83°12'03" E	191.37	906	53662.66	64012.99	
906-907	N 02°10'10" E	125.65	907	53788.22	64017.75	
907-908	S 86°52'19" E	400.32	908	53766.38	64417.47	
908-909	S 02°51'22" E	1184.85	909	52583.00	64476.51	
909-910	S 89°08'43" W	832.14	910	52570.59	63644.47	
910-911	N 00°38'17" W	680.00	911	53250.54	63636.89	
911-912	S 89°08'43" W	768.71	912	53239.08	62868.27	

Closure error distance> 0.00629942 Error Bearing> S 02°11'15" W
 Closure Precision> 1 in 1393318.54 Total Distance Traversed> 8777.10
 47.8411 ACRES
 2083956.2963 SQ. FT.