

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 Franklin (T-14 N, R-13 W), northeast quarter of Section 4,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found marking the southeast corner of the northeast quarter of
Section 4, thence N 89 degrees 48' 27" W 1637.51 feet along the quarter section line to
an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 89 degrees 48' 27" W 395.77 feet along the quarter section line to an iron pin set;
- 2) N 00 degrees 11' 33" E 220.13 feet through the lands of Dean Sands (Deed vol. 609
page 352 and Deed vol. 628 page 559) to an iron pin set;
- 3) S 89 degrees 48' 27" E 395.77 feet through the lands of said Sands to an iron pin
set;
- 4) S 00 degrees 11' 33" W 220.13 feet through the lands of said Sands to the TRUE
POINT OF BEGINNING.

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

The above described 2.000 acre parcel has access by a 30 foot easement for the
purpose of ingress, egress and general utilities and further described as follows:

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 4,
County of Wayne and State of Ohio.

Commencing at a stone found marking the southeast corner of the northeast quarter of
Section 4, thence N 89 degrees 48' 27" W 1637.51 feet along the quarter section line to
an iron pin set, thence N 00 degrees 11' 33" E 220.13 feet through the lands of Dean
Sands (Deed vol. 609 page 352 and Deed vol. 628 page 559) to an iron pin set, thence
N 89 degrees 48' 27" W 74.06 feet through the land of said Sands to an iron pin set the
TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES along the centerline of a 30 foot easement:

- 1) N 03 degrees 23' 19" W 266.05 feet to a point;
- 2) N 88 degrees 55' 08" W 72.66 feet to a point;
- 3) S 68 degrees 04' 12" W 78.00 feet to a point;
- 4) S 54 degrees 32' 22" W 569.81 feet to a point;
- 5) N 89 degrees 30' 13" W 247.95 feet to a point on the quarter section line and in S.R. 83 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, June 30, 2023.

For survey, See Volume XX, Page 815 of the Wayne County Survey Records.

Donald C. Baker

Donald C. Baker P.S. 6938



Baker Surveying, LLC

138 N Clay St.
Millersburg, OH 44654

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

Description 16.023 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 4, County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found marking the southeast corner of the northeast quarter of Section 4, thence N 89 degrees 48' 27" W 817.54 feet along the quarter section line to a 3/4 inch pinchtop found the TRUE POINT OF BEGINNING.

thence with the following FOURTEEN (14) COURSES:

- 1) N 89 degrees 48' 27" W 819.97 feet along the quarter section line to an iron pin set;
- 2) N 00 degrees 11' 33" E 220.13 feet through the lands of Dean Sands (Deed vol. 609 page 352 and Deed vol. 628 page 559) to an iron pin set;
- 3) N 89 degrees 48' 27" W 395.77 feet through the lands of said Sands to an iron pin set;
- 4) S 00 degrees 11' 33" W 220.13 feet through the lands of said Sands to an iron pin set on the quarter section line;
- 5) N 89 degrees 48' 27" W 237.92 feet along the quarter section line to a 1 inch pipe found;
- 6) N 89 degrees 36' 35" W 68.60 feet along the quarter section line to an iron pin set;
- 7) N 01 degrees 26' 20" W 98.14 feet along Willard L. Hershberger's (O.R. vol. 909 page 1412) east line to a 3/4 inch pipe found;
- 8) N 89 degrees 30' 22" W 240.97 feet along said Hershberger's north line to a point on the quarter section line and in S.R. 83, witnessed by an iron pin set S 89 degrees 30' 22" E 30.00 feet;
- 9) N 00 degrees 49' 51" W 52.00 feet along the quarter section line and along S.R. 83 to a point, witnessed by an iron pin set S 89 degrees 30' 22" E 30.00 feet;
- 10) S 89 degrees 30' 22" E 240.42 feet along Gail E. Clevidence and Ronald T. Clevidence's (O.R. vol. 822 page 212) south line to a 1/2 inch rebar found;
- 11) N 01 degrees 26' 20" W 360.19 feet along said Clevidence and Rodney W. Feller's (O.R. vol. 334 page 434 and Deed vol. 686 page 685 and O.R. vol. 154 page 243) east line to a point, witnessed by an iron pin set S 88 degrees 55' 08" E 13.38 feet;
- 12) S 88 degrees 55' 08" E 807.56 feet along Earl R. Christman's (Deed vol. 689 page 696) south line to a 1 inch pipe found;
- 13) S 89 degrees 45' 03" E 755.08 feet along said Christman's south line to a 3/4 inch pinchtop found;
- 14) S 03 degrees 09' 33" W 497.76 feet along said Christman's west line to the TRUE POINT OF BEGINNING.

This parcel contains 16.023 acres, but subject to all highways and easements of record.

The above described 16.023 acre parcel is subject to a 30 foot easement for the purpose of ingress, egress and general utilities and further described as follows:

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 4, County of Wayne and State of Ohio.

Commencing at a stone found marking the southeast corner of the northeast quarter of Section 4, thence N 89 degrees 48' 27" W 1637.51 feet along the quarter section line to an iron pin set, thence N 00 degrees 11' 33" E 220.13 feet through the lands of Dean Sands (Deed vol. 609 page 352 and Deed vol. 628 page 559) to an iron pin set, thence N 89 degrees 48' 27" W 74.06 feet through the land of said Sands to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES along the centerline of a 30 foot easement:

- 1) N 03 degrees 23' 19" W 266.05 feet to a point;
- 2) N 88 degrees 55' 08" W 72.66 feet to a point;
- 3) S 68 degrees 04' 12" W 78.00 feet to a point;
- 4) S 54 degrees 32' 22" W 569.81 feet to a point;
- 5) N 89 degrees 30' 13" W 247.95 feet to a point on the quarter section line and in S.R. 83 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, June 30, 2023.

For survey, See Volume XX, Page 815 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938



~~MC~~

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
1-2	N 89°48'27" W	819.97	1	30000.00	5000.00	
2-3	N 00°11'33" E	220.13	2	30002.75	4180.03	
3-4	N 89°48'27" W	395.77	3	30222.88	4180.77	
4-5	S 00°11'33" W	220.13	4	30224.21	3785.01	
5-6	S 00°11'33" W	220.13	5	30004.08	3784.27	
6-7	N 89°48'27" W	237.92	6	30004.88	3546.35	
7-8	N 89°36'35" W	68.60	7	30005.35	3477.75	
8-9	N 01°26'20" W	98.14	8	30103.46	3475.29	
9-10	N 89°30'22" W	240.97	9	30105.54	3234.32	
10-11	N 00°49'51" W	52.00	10	30157.53	3233.57	
11-12	S 89°30'22" E	240.42	11	30155.46	3473.98	
12-13	N 01°26'20" W	360.19	12	30515.54	3464.94	
13-14	S 88°55'08" E	807.56	13	30500.30	4272.35	
14-15	S 89°45'03" E	755.08	14	30497.02	5027.43	
15-16	S 03°09'33" W	497.76	15	30000.01	4999.99	

Closure error distance> 0.01310184 Error Bearing> N 25°18'51" W

Closure Precision> 1 in 382743.32 Total Distance Traversed> 5014.64

16.0230 ACRES

697960.0552 SQ. FT.

Map Check

07/03/2023 07:47

MC

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
			1	30000.00	5000.00	
1-2	N 89°48'27" W	395.77	2	30001.33	4604.23	
2-3	N 00°11'33" E	220.13	3	30221.46	4604.97	
3-4	S 89°48'27" E	395.77	4	30220.13	5000.74	
4-5	S 00°11'33" W	220.13	5	30000.00	5000.00	

Closure error distance> 0.00000000 Error Bearing> N 90°00'00" E

Closure Precision> 1 in 1231800000000.00 Total Distance Traversed> 1231.80

2.0000 ACRES

87120.8501 SQ. FT.