

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

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

### Description 0.642 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 10, County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found marking the southwest corner of the northeast quarter of Section 10, thence S 88 degrees 45' 18" E 1273.71 feet along the quarter section line to a 5/8 inch rebar found, thence N 07 degrees 24' 08" W 685.29 feet along Linford D. Miller and Amanda E. Miller's (O.R. 940 page 3092) east line to a 5/8 inch rebar found, thence N 78 degrees 16' 29" E 497.98 feet along said Miller's south line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 01 degrees 20' 23" W 118.12 feet along said Miller's east line to a 5/8 inch rebar found;
- 2) S 88 degrees 51' 10" E 237.00 feet along Aden J. Mast, Katie M. Mast, and Jacob A. Mast's (O.R. 918 page 3209) south line to an iron pin set;
- 3) S 01 degrees 19' 56" E 118.12 feet through the lands of Dan A. Miller (O.R. 916 page 3246) to an iron pin set;
- 4) N 88 degrees 51' 10" W 236.98 feet through the lands of said Miller to the TRUE POINT OF BEGINNING.

This parcel contains 0.642 acres, but subject to all highways and easements of record. To go to adjoiner.

The 0.642 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, October 2, 2024.  
For survey, See Volume XX, Page 895 of the Wayne County Survey Records.



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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 10, County of Wayne and State of Ohio.

Described as follows:

Commencing at a R.R. spike found in Hoy Road aka C.R. 201 marking the southeast corner of the northeast quarter of Section 10, thence N 88 degrees 45' 18" W 330.00 feet along the quarter section line to a point the TRUE POINT OF BEGINNING, witnessed by a 1/2 inch pipe found S 01 degrees 26' 24" E 0.56 feet.

thence with the following FOUR (4) COURSES:

- 1) N 88 degrees 45' 18" W 502.52 feet along the quarter section line to an iron pin set;
- 2) N 01 degrees 26' 24" W 442.57 feet through the lands of Dan A. Miller (O.R. 916 page 3246) to an iron pin set;
- 3) S 88 degrees 45' 18" E 502.52 feet through the lands of said Miller to an iron pin set;
- 4) S 01 degrees 26' 24" E 442.57 feet along the west line of Lots 12 and 11 of Hoy Allotment #3 (Plat vol. 19 page 6) and along Larry F. Jaquet's (O.R. 696 page 826 and O.R. 850 page 687) west line and along Philip L. Miller and Traci B. Miller's (O.R. 964 page 4708) west line to the TRUE POINT OF BEGINNING.

This parcel contains 5.100 acres, but subject to all highways and easements of record.

This parcel has access by a 30 foot common access easement for the purpose of ingress, egress, and general utilities, further described as follows:

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 10, County of Wayne and State of Ohio.

Commencing at a R.R. spike found in Hoy Road aka C.R. 201 marking the southeast corner of the northeast quarter of Section 10, thence N 88 degrees 45' 18" W 330.00 feet along the quarter section line to a point, thence N 01 degrees 26' 24" W 879.40 feet to a 5/8 inch rebar found, thence S 88 degrees 51' 10" E 261.63 feet along the north line of Lot 14 of Hoy Allotment #3 (Plat vol. 19 page 6) and along Keith T. Chenevey and Cheryl A. Moore's (O.R. 704 page 171) north line to a 5/8 inch rebar found, thence N 04

degrees 37' 19" W 15.08 feet along Hoy Road aka C.R. 201 to a point the TRUE POINT OF BEGINNING.

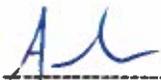
thence with the following TWO (2) COURSES along the centerline of a 30 foot common access easement:

- 1) N 88 degrees 51' 10" W 275.81 feet through the lands of Dan A. Miller (O.R. 916 page 3246) to a point;
- 2) S 01 degrees 26' 24" E 451.82 feet through the lands of said Miller to a point on the north line of the above described 5.100 acre parcel 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 Plane Coordinate System, North Zone, N.A.D. 83, 2011 Adjustment.

This description prepared by Aaron L. Gerber, P.S. 8379, October 2, 2024.  
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### Description 5.010 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 10, County of Wayne and State of Ohio.

Described as follows:

Commencing at a R.R. spike found in Hoy Road aka C.R. 201 marking the southeast corner of the northeast quarter of Section 10, thence N 88 degrees 45' 18" W 330.00 feet along the quarter section line to a point, thence N 01 degrees 26' 24" W 442.57 feet along the west line of Lots 11 and 12 of Hoy Allotment #3 (Plat vol. 19 page 6) and along Philip L. Miller and Traci B. Miller's (O.R. 964 page 4708) west line and along Larry F. Jaquet's (O.R. 696 page 826 and O.R. 850 page 687) west line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) N 88 degrees 45' 18" W 502.52 feet through the lands of Dan A. Miller (O.R. 916 page 3246) to an iron pin set;
- 2) N 01 degrees 26' 24" W 317.72 feet through the lands of said Miller to an iron pin set;
- 3) S 88 degrees 51' 10" E 159.52 feet through the lands of said Miller to an iron pin set;
- 4) N 01 degrees 19' 56" W 148.15 feet through the lands of said Miller to an iron pin set;
- 5) S 88 degrees 51' 10" E 602.64 feet along Aden J. Mast, Katie M. Mast, and Jacob A. Mast's (O.R. 918 page 3209) south line to an iron pin set;
- 6) S 04 degrees 37' 19" E 30.03 feet along Hoy Road aka C.R. 201 to a 5/8 inch rebar found;
- 7) N 88 degrees 51' 10" W 261.63 feet along the north line of Lot 14 of said Hoy Allotment #3 and along Keith T. Chenevey and Cheryl A. Moore's (O.R. 704 page 171) north line to a 5/8 inch rebar found;
- 8) S 01 degrees 26' 24" E 436.83 feet along the west line of Lots 14 and 13 of said Hoy Allotment #3 and along said Chenevey and Moore's west line and along Carolyn J. Johnson and Hughel L. Johnson's (O.R. 713 page 608) west line to the TRUE POINT OF BEGINNING.

This parcel contains 5.010 acres, but subject to all highways and easements of record.

This parcel is subject to and has access by a 30 foot common access easement for the purpose of ingress, egress, and general utilities, further described as follows:

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 10, County of Wayne and State of Ohio.

Commencing at a R.R. spike found in Hoy Road aka C.R. 201 marking the southeast corner of the northeast quarter of Section 10, thence N 88 degrees 45' 18" W 330.00 feet along the quarter section line to a point, thence N 01 degrees 26' 24" W 879.40 feet to a 5/8 inch rebar found, thence S 88 degrees 51' 10" E 261.63 feet along the north line of Lot 14 of Hoy Allotment #3 (Plat vol. 19 page 6) and along Keith T. Chenevey and Cheryl A. Moore's (O.R. 704 page 171) north line to a 5/8 inch rebar found, thence N 04 degrees 37' 19" W 15.08 feet along Hoy Road aka C.R. 201 to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 30 foot common access easement:

- 1) N 88 degrees 51' 10" W 275.81 feet through the lands of Dan A. Miller (O.R. 916 page 3246 to a point;
- 2) S 01 degrees 26' 24" E 451.82 feet through the lands of said Miller to a point on the south line of the above described 5.010 acre parcel 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 Plane Coordinate System, North Zone, N.A.D. 83, 2011 Adjustment.

This description prepared by Aaron L. Gerber, P.S. 8379, October 2, 2024.  
For survey, See Volume XX, Page 895 of the Wayne County Survey Records.

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**Description 9.843 acre parcel**

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 10, County of Wayne and State of Ohio.

Described as follows:

Commencing at a R.R. spike found in Hoy Road aka C.R. 201 marking the southeast corner of the northeast quarter of Section 10, thence N 88 degrees 45' 18" W 832.52 feet along the quarter section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following NINE (9) COURSES:

- 1) N 88 degrees 45' 18" W 526.70 feet along the quarter section line to a 5/8 inch rebar found;
- 2) N 07 degrees 24' 08" W 685.29 feet along Linford D. Miller and Amanda E. Miller's (O.R. 940 page 3092) east line to a 5/8 inch rebar found;
- 3) N 78 degrees 16' 29" E 497.98 feet along said Miller's south line to a 5/8 inch rebar found;
- 4) S 88 degrees 51' 10" E 236.98 feet through the lands of Dan A. Miller (O.R. 916 page 3246) to an iron pin set;
- 5) N 01 degrees 19' 56" W 118.12 feet through the lands of said Miller to an iron pin set;
- 6) S 88 degrees 51' 10" E 30.03 feet along Aden J. Mast, Katie M. Mast, and Jacob A. Mast's (O.R. 918 page 3209) south line to an iron pin set;
- 7) S 01 degrees 19' 56" E 148.15 feet through the lands of said Miller to an iron pin set;
- 8) N 88 degrees 51' 10" W 159.52 feet through the lands of said Miller to an iron pin set;
- 9) S 01 degrees 26' 24" E 760.29 feet through the lands of said Miller to the TRUE POINT OF BEGINNING.

This parcel contains 9.843 acres, but subject to all highways and easements of record.

This parcel has access by a 30 foot common access easement for the purpose of ingress, egress, and general utilities, further described as follows:

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 10, County of Wayne and State of Ohio.

Commencing at a R.R. spike found in Hoy Road aka C.R. 201 marking the southeast corner of the northeast quarter of Section 10, thence N 88 degrees 45' 18" W 330.00 feet along the quarter section line to a point, thence N 01 degrees 26' 24" W 879.40 feet to a 5/8 inch rebar found, thence S 88 degrees 51' 10" E 261.63 feet along the north line of Lot 14 of Hoy Allotment #3 (Plat vol. 19 page 6) and along Keith T. Chenevey and Cheryl A. Moore's (O.R. 704 page 171) north line to a 5/8 inch rebar found, thence N 04 degrees 37' 19" W 45.01 feet along Hoy Road aka C.R. 201 to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 30 foot common access easement:

- 1) N 88 degrees 51' 10" W 616.79 feet through the lands of Aden J. Mast, Katie M. Mast, and Jacob A. Mast (O.R. 918 page 3209) to a point;
- 2) S 01 degrees 19' 56" E 14.85 feet through the lands of said Mast to a point on the north line of the above described 9.843 acre parcel 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 Plane Coordinate System, North Zone, N.A.D. 83, 2011 Adjustment.

This description prepared by Aaron L. Gerber, P.S. 8379, October 2, 2024.  
For survey, See Volume XX, Page 895 of the Wayne County Survey Records.



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### Description 10.642 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 10, County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found marking the southwest corner of the northeast quarter of Section 10, thence S 88 degrees 45' 18" E 1273.71 feet along the quarter section line to a 5/8 inch rebar found, thence N 07 degrees 24' 08" W 685.29 feet along Linford D. Miller and Amanda E. Miller's (O.R. 940 page 3092) east line to a 5/8 inch rebar found, thence N 78 degrees 16' 29" E 497.98 feet along said Miller's south line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) N 01 degrees 20' 23" W 821.23 feet along said Miller's east line to a 5/8 inch rebar found;
- 2) S 88 degrees 51' 10" E 608.47 feet along Naomi J. Hostetler's (O.R. 958 page 2716) south line and along the south line of Lot 20 of Joseph Hostetler Plat (Plat vol. 32 page 125) and along Michael M. Weaver and Brenda K. Weaver's (O.R. 924 page 5290) south line to a 5/8 inch rebar found;
- 3) S 01 degrees 26' 24" E 673.26 feet along the west line of Lots 3, 2, and 1 of Hoy Allotment #1 (Plat vol. 18 page 56) and along Mark A. Milburn and Vicki L. Millburn (O.R. 652 page 113), Dennis S. Hostetler and Laura M. Hostetler (O.R. 841 page 210) and Frank K. Gilbert and Linda M. Gilbert, Trustees' (O.R. 82 page 696) west line to a 5/8 inch rebar found;
- 4) S 88 degrees 51' 35" E 258.29 feet along the south line of Lot 1 of said Hoy Allotment #1 and along said Gilbert's south line to a 5/8 inch rebar found;
- 5) S 04 degrees 37' 19" E 30.06 feet along Hoy Road aka C.R. 201 to an iron pin set;
- 6) N 88 degrees 51' 10" W 632.67 feet along Dan A. Miller's (O.R. 916 page 3246) north line to an iron pin set;
- 7) S 01 degrees 19' 56" E 118.12 feet to an iron pin set;
- 8) N 88 degrees 51' 10" W 236.98 feet to the TRUE POINT OF BEGINNING.

This parcel contains 10.642 acres, but subject to all highways and easements of record.

This parcel is subject to and has access by a 30 foot common access easement for the purpose of ingress, egress, and general utilities, further described as follows:

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 10, County of Wayne and State of Ohio.

Commencing at a R.R. spike found in Hoy Road aka C.R. 201 marking the southeast corner of the northeast quarter of Section 10, thence N 88 degrees 45' 18" W 330.00 feet along the quarter section line to a point, thence N 01 degrees 26' 24" W 879.40 feet to a 5/8 inch rebar found, thence S 88 degrees 51' 10" E 261.63 feet along the north line of Lot 14 of Hoy Allotment #3 (Plat vol. 19 page 6) and along Keith T. Chenevey and Cheryl A. Moore's (O.R. 704 page 171) north line to a 5/8 inch rebar found, thence N 04 degrees 37' 19" W 45.01 feet along Hoy Road aka C.R. 201 to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 30 foot common access easement:

- 1) N 88 degrees 51' 10" W 616.79 feet through the lands of Aden J. Mast, Katie M. Mast, and Jacob A. Mast (O.R. 918 page 3209) to a point;
- 2) S 01 degrees 19' 56" E 14.85 feet through the lands of said Mast to a point on the south line of the above described 10.642 acre parcel 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 Plane Coordinate System, North Zone, N.A.D. 83, 2011 Adjustment.

This description prepared by Aaron L. Gerber, P.S. 8379, October 2, 2024.

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Map Check

10/02/2024 15:29

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
			309	58257.66	62638.15	
309-380	N 88°45'18" W	502.52	380	58263.58	62135.75	
380-381	N 01°26'24" W	442.57	381	58711.01	62124.63	
381-382	S 88°45'18" E	502.52	382	58700.09	62627.03	
382-383	S 01°26'24" E	442.57	383	58257.66	62638.15	

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

Closure Precision> 1 in 1890180000000.00 Total Distance Traversed> 1890.13

5.1000 ACRES

222156.1194 SQ. FT.

Map Check

10/02/2024 15:31

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
381-384	N 01°26'24" W	317.72	381	58711.01	62124.63	
384-385	S 88°51'10" E	159.52	384	59028.63	62116.64	
385-386	N 01°19'56" W	148.15	385	59025.43	62270.13	
386-387	S 88°51'10" E	602.64	386	59173.54	62272.69	
387-388	S 04°37'19" E	30.03	387	59161.48	62875.20	
388-389	S 04°37'19" E	30.03	388	59131.55	62877.62	
389-390	N 88°51'10" W	261.63	389	59136.78	62616.05	
390-391	S 01°26'24" E	436.83	390	58700.09	62627.02	
391-381	N 88°45'18" W	502.52	391	58711.01	62124.62	

Closure error distance> 0.00390615 Error Bearing> N 51°05'32" W  
 Closure Precision> 1 in 629530.53 Total Distance Traversed> 2459.04  
 5.0099 ACRES  
 218231.6578 SQ. FT.

Map Check

10/02/2024 15:32

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
380-392	N 83°45'18" W	526.70	380	53268.58	62135.75	
392-393	N 07°34'08" W	685.29	392	53290.02	61609.17	
393-394	N 73°16'29" E	497.98	393	53959.60	61520.88	
394-395	S 83°51'10" E	236.98	394	59060.80	62008.47	
395-396	S 83°51'10" E	236.98	395	59056.06	62245.40	
396-397	N 01°19'56" W	118.12	396	59174.14	62242.66	
397-398	S 83°51'10" E	30.03	397	59173.54	62272.68	
398-399	S 01°19'56" E	148.15	398	59025.43	62276.13	
399-400	N 83°51'10" W	159.52	399	59023.63	62116.64	
399-400	S 01°26'24" E	760.29	400	58268.58	62135.75	

Closure error distance> 0.00335786 Error Bearing> S 55°49'50" W  
 Closure Precision> 1 in 941986.43 Total Distance Traversed> 3153.06  
 9.8425 ACRES  
 428738.6512 SQ. FT.

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
394-401	N 01°20'23" W	821.23	394	59060.80	52008.47	
401-402	S 88°51'10" E	608.47	401	59881.81	51989.27	
402-403	S 01°26'24" E	673.26	402	59869.62	52597.62	
403-404	S 89°51'35" E	258.29	403	59196.58	52614.54	
404-405	S 04°37'19" E	30.06	404	59191.44	52872.78	
405-406	S 04°37'19" E	30.06	405	59161.47	52875.20	
406-407	N 88°51'10" W	632.67	406	59174.14	52242.56	
407-408	S 01°19'56" E	118.12	407	59056.05	52245.40	
407-408	N 88°51'10" W	236.98	408	59060.80	52008.47	

Closure error distance> 0.00358697 Error Bearing> S 32°28'56" W  
 Closure Precision> 1 in 942043.10 Total Distance Traversed> 3379.68  
 10.6420 ACRES  
 463564.8927 SQ. FT.

Map Check

10/02/2024 15:34

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
394-409	N 01°20'23" W	118.12	394	59060.80	62008.47	
409-410	S 82°51'10" E	237.00	409	59178.89	62008.71	
410-411	S 01°19'56" E	118.12	410	59174.14	62242.66	
411-412	N 82°51'10" W	236.98	411	59056.06	62245.41	
412-394	N 82°51'10" W	236.98	412	59060.80	62008.48	

Closure error distance> 0.00460167 Error Bearing> S 80°28'55" E  
 Closure Precision> 1 in 154339.60 Total Distance Traversed> 710.22

0.6420 ACRES  
 27967.3186 SQ. FT.