

**Baker Surveying, LLC**

138 N Clay St.  
Millersburg, OH 44654

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

**Description 5.000 acre parcel**

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 35, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found on the Salt Creek Township line marking the southwest corner of the southwest quarter of Section 35, thence N 89 degrees 44' 49" E 257.75 feet along the Salt Creek Township line and along the section line to a 3/4 inch pipe found, thence N 89 degrees 13' 58" E 327.70 feet along the Salt Creek Township line and along the section line to a 5/8 inch rebar found, thence N 03 degrees 50' 29" E 331.63 feet along Marvin W. Schrock and Audrey R. Shrock's (O.R. 955 page 2840) west line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) N 54 degrees 38' 22" W 523.84 feet through the lands of Raymond R. Troyer and Nettie L. Troyer (O.R. 955 page 1959) to an iron pin set;
- 2) N 14 degrees 58' 40" E 190.33 feet through the lands of said Troyer to an iron pin set;
- 3) N 04 degrees 34' 23" E 229.79 feet through the lands of said Troyer to an iron pin set;
- 4) S 74 degrees 28' 10" E 415.48 feet through the lands of said Troyer to an iron pin set;
- 5) S 03 degrees 50' 29" W 606.20 feet partly through the lands of said Troyer and partly along Michah D. Burkholder and Kristen Jade Burkholder's (O.R. 967 page 376) west line and partly along said Schrock's west line to the TRUE POINT OF BEGINNING.

This parcel contains 5.000 acres, but subject to all highways and easements of record.

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

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 35, County of Wayne and State of Ohio.

Commencing at a 5/8 inch rebar found on the Salt Creek Township line marking the southwest corner of the southwest quarter of Section 35, thence N 00 degrees 23' 54" W 1434.26 feet along the section line to a 5/8 inch rebar found, thence N 89 degrees 15' 43" E 830.94 feet along Ryan L. Feikert (O.R. 731 page 2413), Samuel Brothers Realty LP (O.R. 611 page 2644), and JTNR Properties LLC's (D.V. 900 page 890) south line to a 5/8 inch rebar found, thence N 06 degrees 20' 41" E 129.15 feet along said JTNR Properties LLC's east line to a point in the center of Dover Road aka U.S. 250, thence S 62 degrees 07' 34" E 207.11 feet along the centerline of Dover Road aka U.S. 250 to a point the TRUE POINT OF BEGINNING.


thence with the following SIX (6) COURSES along the centerline of a 30 foot easement:

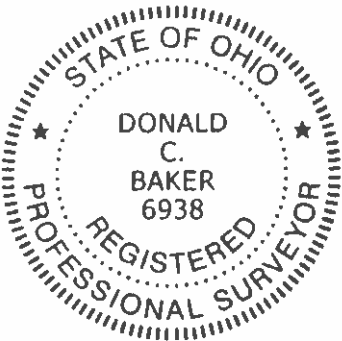
- 1) S 40 degrees 26' 42" W 61.81 feet through the lands of Raymond R. Troyer and Nettie L. Troyer (O.R. 955 page 1959) to a point;

- 2) S 76 degrees 46' 01" W 38.47 feet through the lands of said Troyer to a point;
- 3) N 85 degrees 38' 46" W 70.87 feet through the lands of said Troyer to a point;
- 4) S 80 degrees 35' 31" W 99.50 feet through the lands of said Troyer to a point;
- 5) N 89 degrees 54' 53" W 223.51 feet through the lands of said Troyer to a point;
- 6) S 19 degrees 14' 15" W 425.85 feet through the lands of said Troyer to a point on the north line of the above described 5.000 acre parcel and THERE ENDS.

All iron pins set are 5\8 inch rebars with a plastic identification cap marked "Baker 6938".  
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, July 30, 2024.  
For survey, See Volume xx, Page 932 of the Wayne County Survey Records.

  
Donald C. Baker P.S. 6938



MC

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
			1	50374.64	48820.00	
1-2	N 54°38'22" W	523.84	2	50677.79	48392.79	
2-3	N 14°58'40" E	190.33	3	50861.66	48441.98	
3-4	N 04°34'23" E	229.79	4	51090.72	48460.30	
4-5	S 74°28'10" E	415.48	5	50979.47	48860.61	
5-6	S 03°50'29" W	606.20	6	50374.63	48820.00	

Closure error distance> 0.00594408 Error Bearing> S 33°49'20" E  
Closure Precision> 1 in 330688.42 Total Distance Traversed> 1965.64  
5.0001 ACRES  
217805.7187 SQ. FT.