

Baker Surveying, LLC

138 N Clay St.
Millersburg, OH 44654

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

Description 15.400 acre parcel

Situated in the Township of Green (T-17 N, R-12 W), northeast quarter of Section 27,
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 27, thence N 01 degrees 02' 18" W 1118.67 feet along the quarter section line
and partly along Paradise Road aka T.R. 216 to a 5/8 inch rebar found the TRUE POINT
OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 01 degrees 02' 18" W 697.60 feet along the quarter section line to an iron pin set;
- 2) N 89 degrees 45' 53" E 666.38 feet through the lands of Rohrer Farms, Inc. (D.V.
415 page 505) to an iron pin set;
- 3) S 01 degrees 02' 18" E 1315.92 feet through the lands of said Rohrer Farms, Inc. to
an iron pin set on the north line of W. & L.E. Railroad, witnessed by an iron pin set N
01 degrees 02' 18" W 41.22 feet;
- 4) N 47 degrees 44' 58" W 915.39 feet along the north line of W. & L.E. Railroad to the
TRUE POINT OF BEGINNING.

This parcel contains 15.400 acres, but subject to all highways and easements of record.

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

Situated in the Township of Green (T-17 N, R-12 W), northeast quarter of Section 27,
County of Wayne and State of Ohio.

Commencing at a stone found marking the southwest corner of the northeast quarter of
Section 27, thence N 89 degrees 15' 29" E 1323.97 feet along the quarter section line
and along Paradise Road aka T.R. 216 to a point the TRUE POINT OF BEGINNING.

Thence with the following FOUR (4) COURSES along the centerline of a 30 foot
easement:

- 1) N 00 degrees 54' 00" W 45.00 feet through the lands of Rohrer Farms, Inc. (Deed
vol. 415 page 505) to a point;
- 2) S 89 degrees 15' 29" W 137.94 feet through the lands of said Rohrer Farms, Inc. to a
point;
- 3) Along a curve to the right having a delta angle of 3 degrees 46' 36", R – 5664.65
feet, T – 186.76 feet, Ch. Brg. – N 49 degrees 38' 16" W, Ch. – 373.31 feet through
the lands of said Rohrer Farms, Inc. an arc distance of 373.38 feet to a point;
- 4) N 47 degrees 44' 58" W 329.41 feet through the lands of said Rohrer Farms, Inc. to a
point on the east line of the above described 15.400 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, December 23, 2024.
For survey, See Volume XX, Page 952 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 3.100 acre parcel – Tract 1

Situated in the Township of Green (T-17 N, R-12 W), northeast quarter of Section 27,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 1/2 inch pipe found at the intersection of Chippewa Road aka T.R. 145
and High Street aka C.R. 502 marking the northeast corner of the northeast quarter of
Section 27, thence S 00 degrees 51' 31" E 184.34 feet along the section line and along
the City of Orrville corporation line and along Chippewa Road aka T.R. 145 to a point the
TRUE POINT OF BEGINNING, witnessed by an iron pin set S 89 degrees 05' 49" W
30.00 feet.

thence with the following FOUR (4) COURSES:

- 1) S 00 degrees 51' 31" E 200.00 feet along the section line and along Chippewa Road
aka T.R. 145 and along the City of Orrville corporation line to a point, witnessed by
an iron pin set S 89 degrees 05' 49" W 30.00 feet;
- 2) S 89 degrees 05' 49" W 675.19 feet through the lands of Rohrer Farms, Inc. (Deed
vol. 415 page 505) to an iron pin set;
- 3) N 00 degrees 51' 31" W 200.00 feet through the lands of said Rohrer Farms, Inc. to
an iron pin set;
- 4) N 89 degrees 05' 49" E 675.19 feet through the lands of said Rohrer Farms, Inc. to
the TRUE POINT OF BEGINNING.

This parcel contains 3.100 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 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, December 23, 2024.
For survey, See Volume XX, Page of the Wayne County Survey Records.



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 3.100 acre parcel – Tract 2

Situated in the Township of Green (T-17 N, R-12 W), northeast quarter of Section 27,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 1/2 inch pipe found at the intersection of Chippewa Road aka T.R. 145
and High Street aka C.R. 502 marking the northeast corner of the northeast quarter of
Section 27, thence S 00 degrees 51' 31" E 384.34 feet along the section line and along
the City of Orrville corporation line and along Chippewa Road aka T.R. 145 to a point the
TRUE POINT OF BEGINNING, witnessed by an iron pin set S 89 degrees 05' 49" W
30.00 feet.

thence with the following FOUR (4) COURSES:

- 1) S 00 degrees 51' 31" E 200.00 feet along the section line and along Chippewa Road
aka T.R. 145 and along the City of Orrville corporation line to a point, witnessed by
an iron pin set S 89 degrees 05' 49" W 30.00 feet;
- 2) S 89 degrees 05' 49" W 675.19 feet through the lands of Rohrer Farms, Inc. (Deed
vol. 415 page 505) to an iron pin set;
- 3) N 00 degrees 51' 31" W 200.00 feet through the lands of said Rohrer Farms, Inc. to
an iron pin set;
- 4) N 89 degrees 05' 49" E 675.19 feet through the lands of said Rohrer Farms, Inc. to
the TRUE POINT OF BEGINNING.

This parcel contains 3.100 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 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, December 23, 2024.
For survey, See Volume XX, Page 952 of the Wayne County Survey Records.



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 4.100 acre parcel

Situated in the Township of Green (T-17 N, R-12 W), northeast quarter of Section 27,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 1/2 inch pipe found at the intersection of Chippewa Road aka T.R. 145 and High Street aka C.R. 502 marking the northeast corner of the northeast quarter of Section 27, thence S 00 degrees 51' 31" E 584.34 feet along the section line and along the City of Orrville corporation line and along Chippewa Road aka T.R. 145 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 89 degrees 05' 49" W 30.00 feet.

thence with the following FOUR (4) COURSES:

- 1) S 00 degrees 51' 31" E 264.52 feet along the section line and along Chippewa Road aka T.R. 145 and along the City of Orrville corporation line to a point, witnessed by an iron pin set S 89 degrees 05' 49" W 30.00 feet;
- 2) S 89 degrees 05' 49" W 675.19 feet through the lands of Rohrer Farms, Inc. (Deed vol. 415 page 505) to an iron pin set;
- 3) N 00 degrees 51' 31" W 264.52 feet through the lands of said Rohrer Farms, Inc. to an iron pin set;
- 4) N 89 degrees 05' 49" E 675.19 feet through the lands of said Rohrer Farms, Inc. to the TRUE POINT OF BEGINNING.

This parcel contains 4.100 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 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, December 23, 2024.
For survey, See Volume XX, Page 952 of the Wayne County Survey Records.



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 5.800 acre parcel – Tract 3

Situated in the Township of Green (T-17 N, R-12 W), northeast quarter of Section 27,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 1/2 inch pipe found at the intersection of Chippewa Road aka T.R. 145
and High Street aka C.R. 502 marking the northeast corner of the northeast quarter of
Section 27, thence S 00 degrees 51' 31" E 848.86 feet along the section line and along
the City of Orrville corporation line and along Chippewa Road aka T.R. 145 to a point the
TRUE POINT OF BEGINNING, witnessed by an iron pin set S 89 degrees 05' 49" W
30.00 feet.

thence with the following FOUR (4) COURSES:

- 1) S 00 degrees 51' 31" E 374.19 feet along the section line and along Chippewa Road
aka T.R. 145 and along the City of Orrville corporation line to a point, witnessed by
an iron pin set S 89 degrees 05' 49" W 30.00 feet;
- 2) S 89 degrees 05' 49" W 675.19 feet through the lands of Rohrer Farms, Inc. (Deed
vol. 415 page 505) to an iron pin set;
- 3) N 00 degrees 51' 31" W 374.19 feet through the lands of said Rohrer Farms, Inc. to
an iron pin set;
- 4) N 89 degrees 05' 49" E 675.19 feet through the lands of said Rohrer Farms, Inc. to
the TRUE POINT OF BEGINNING.

This parcel contains 5.800 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 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, December 23, 2024.
For survey, See Volume XX, Page 952 of the Wayne County Survey Records.



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 5.800 acre parcel – Tract 4

Situated in the Township of Green (T-17 N, R-12 W), northeast quarter of Section 27,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 1/2 inch pipe found at the intersection of Chippewa Road aka T.R. 145 and High Street aka C.R. 502 marking the northeast corner of the northeast quarter of Section 27, thence S 00 degrees 51' 31" E 1223.05 feet along the section line and along the City of Orrville corporation line and along Chippewa Road aka T.R. 145 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 89 degrees 05' 49" W 30.00 feet.


thence with the following FOUR (4) COURSES:

- 1) S 00 degrees 51' 31" E 374.19 feet along the section line and along Chippewa Road aka T.R. 145 and along the City of Orrville corporation line to a point, witnessed by an iron pin set S 89 degrees 05' 49" W 30.00 feet;
- 2) S 89 degrees 05' 49" W 675.19 feet through the lands of Rohrer Farms, Inc. (Deed vol. 415 page 505) to an iron pin set;
- 3) N 00 degrees 51' 31" W 374.19 feet through the lands of said Rohrer Farms, Inc. to an iron pin set;
- 4) N 89 degrees 05' 49" E 675.19 feet through the lands of said Rohrer Farms, Inc. to the TRUE POINT OF BEGINNING.

This parcel contains 5.800 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 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, December 23, 2024.
For survey, See Volume XX, Page 952 of the Wayne County Survey Records.


Donald C. Baker P.S. 6938



Inverse With Area

Mon, Dec 23 2024 1:50:15 PM

CRD File> S:\Work 7\Carlson Projects\Data\A-MATH CHECK.crd

PntNo	Bearing	Distance	Northing	Easting	Description
450			23849.2518	5736.1102	
	N 89°45'53" E	666.3800			
451			23851.9882	6402.4846	
	S 01°02'18" E	1315.9200			
452			22536.2843	6426.3309	
	N 47°44'58" W	915.3900			
453			23151.7687	5748.7486	
	N 01°02'18" W	697.6000			
454			23849.2541	5736.1071	

Closure Error Distance> 0.0039 Error Bearing> N 53°08'00" W

Closure Precision> 1 in 918052.0 Total Distance Inversed> 3595.2900

Area: 15.3999 Acres, 670821 Sq. Feet

Inverse With Area

Mon, Dec 23 2024 1:53:04 PM

CRD File> S:\Work 7\Carlson Projects\Data\A-MATH CHECK.crd

PntNo	Bearing	Distance	Northing	Easting	Description
1			10000.0000	10000.0000	PT
	S 00°51'31" E	200.0000			
2			9800.0225	10002.9970	
	S 89°05'49" W	675.1900			
3			9789.3810	9327.8909	
	N 00°51'31" W	200.0000			
4			9989.3586	9324.8939	
	N 89°05'49" E	675.1900			
5			10000.0000	10000.0000	

Closure Error Distance> 0.0000

Total Distance Inversed> 1750.3800

Area: 3.1000 Acres, 135038 Sq. Feet

Inverse With Area

Mon, Dec 23 2024 1:55:09 PM

CRD File> S:\Work 7\Carlson Projects\Data\A-MATH CHECK.crd

PntNo	Bearing	Distance	Northing	Easting	Description
3			9789.3810	9327.8909	
	N 89°05'49" E	675.1900			
2			9800.0225	10002.9970	
	S 00°51'31" E	200.0000			
6			9600.0449	10005.9940	
	S 89°05'49" W	675.1900			
7			9589.4035	9330.8879	
	N 00°51'31" W	200.0000			
8			9789.3810	9327.8909	

Closure Error Distance> 0.0000 Error Bearing> N 90°00'00" E

Closure Precision> 1 in 175023932613.2 Total Distance Inversed> 1750.3800

Area: 3.1000 Acres, 135038 Sq. Feet

MATH ✓

Inverse With Area

Mon, Dec 23 2024 1:57:17 PM

CRD File> S:\Work 7\Carlson Projects\Data\A-MATH CHECK.crd

PntNo	Bearing	Distance	Northing	Easting	Description
7			9589.4035	9330.8879	
	N 89°05'49" E	675.1900			
6			9600.0449	10005.9940	
	S 00°51'31" E	264.5200			
9			9335.5546	10009.9579	
	S 89°05'49" W	675.1900			
10			9324.9132	9334.8517	
	N 00°51'31" W	264.5200			
11			9589.4035	9330.8879	

Closure Error Distance> 0.0000 Error Bearing> N 90°00'00" E

Closure Precision> 1 in 187926895550.8 Total Distance Inversed> 1879.4200

Area: 4.1001 Acres, 178601 Sq. Feet

Inverse With Area

Mon, Dec 23 2024 1:59:11 PM

CRD File> S:\Work 7\Carlson Projects\Data\A-MATH CHECK.crd

PntNo	Bearing	Distance	Northing	Easting	Description
10			9324.9132	9334.8517	
	N 89°05'49" E	675.1900			
9			9335.5546	10009.9579	
	S 00°51'31" E	374.1900			
12			8961.4066	10015.5651	
	S 89°05'49" W	675.1900			
13			8950.7652	9340.4590	
	N 00°51'31" W	374.1900			
14			9324.9132	9334.8517	

Closure Error Distance> 0.0000 Error Bearing> N 90°00'00" E

Closure Precision> 1 in 209859132768.1 Total Distance Inversed> 2098.7600

Area: 5.8000 Acres, 252649 Sq. Feet

Inverse With Area

Mon, Dec 23 2024 2:00:50 PM

CRD File> S:\Work 7\Carlson Projects\Data\A-MATH CHECK.crd

PntNo	Bearing	Distance	Northing	Easting	Description
13			8950.7652	9340.4590	
	N 89°05'49" E	675.1900			
12			8961.4066	10015.5651	
	S 00°51'31" E	374.1900			
15			8587.2586	10021.1723	
	S 89°05'49" W	675.1900			
16			8576.6172	9346.0662	
	N 00°51'31" W	374.1900			
17			8950.7652	9340.4590	

Closure Error Distance> 0.0000

Total Distance Inversed> 2098.7600

Area: 5.8000 Acres, 252649 Sq. Feet