

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

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

### Description 0.234 acre parcel

Situated in the Township of Milton (T-18 N, R-12 W), northwest quarter of Section 34, County of Wayne and State of Ohio.

Described as follows:

Commencing at a R.R. spike found at the intersection of Pleasant Home Road aka C.R. 48 and Blough Road aka C.R. 200 marking the northeast corner of the northwest quarter of Section 34, thence S 01 degrees 35' 48" E 775.40 feet along the quarter section line and along Blough Road aka C.R. 200 to a point, thence S 88 degrees 16' 12" W 610.00 feet along Scott Studer's (O.R. 757 page 2000) north line to an iron pin set, thence S 01 degrees 35' 48" E 37.97 feet along said Studer's west line to a point in a ditch the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 01 degrees 35' 48" W 13.00 feet.

thence with the following FOUR (4) COURSES:

- 1) S 01 degrees 35' 48" E 87.22 feet along said Studer's west line to an iron pin set;
- 2) S 88 degrees 16' 12" W 97.29 feet through the lands of Joy Ziegler, Trustee of the ILAF Zimmerly Trust dated 4/5/19 (O.R. 966 page 5856) to an iron pin set;
- 3) N 01 degrees 35' 48" W 122.31 feet through the lands of said Ziegler to a point in a ditch, witnessed by an iron pin set S 01 degrees 35' 48" E 12.90 feet;
- 4) S 71 degrees 52' 48" E 103.35 feet through the lands of said Ziegler to the TRUE POINT OF BEGINNING.

This parcel contains 0.234 acres, but subject to all highways and easements of record.

The above described 0.234 acre parcel is being created pursuant to Ohio Revised Code Section 711.001 wherein it is a transfer of property between adjoining land owners and does not create an additional building site. And 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 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, October 30, 2024.  
For survey, See Volume XX, Page 953 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 2.231 acre parcel

Situated in the Township of Milton (T-18 N, R-12 W), northwest quarter of Section 34, County of Wayne and State of Ohio.

Described as follows:

Commencing at a R.R. spike found at the intersection of Pleasant Home Road aka C.R. 48 and Blough Road aka C.R. 200 marking the northeast corner of the northwest quarter of Section 34, thence S 01 degrees 35' 48" E 775.40 feet along the quarter section line and along Blough Road aka C.R. 200 to a point the TRUE POINT OF BEGINNING, witnessed by a 3/4 inch pipe found S 88 degrees 16' 12" W 24.21 feet.

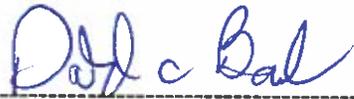
thence with the following SEVEN (7) COURSES:

- 1) S 01 degrees 35' 48" E 243.72 feet along the quarter section line and along Blough Road aka C.R. 200 to a point, witnessed by an iron pin set N 58 degrees 11' 43" W 35.94 feet;
- 2) N 58 degrees 11' 43" W 214.56 feet along the north line of Joy Ziegler, Trustee of the ILAF Zimmerly Trust dated 4/5/19 (O.R. 966 page 5856) to an iron pin set;
- 3) S 88 degrees 16' 12" W 528.17 feet to an iron pin set;
- 4) N 01 degrees 35' 48" W 122.31 feet to a point in a ditch, witnessed by an iron pin set S 01 degrees 35' 48" E 12.90 feet;
- 5) S 71 degrees 52' 48" E 103.35 feet along a ditch to a point, witnessed by an iron pin set N 01 degrees 35' 48" W 13.00 feet;
- 6) N 01 degrees 35' 48" W 37.97 feet to an iron pin set;
- 7) N 88 degrees 16' 12" E 610.00 feet along Brent G. Murray and Kari R.S. Murray's (O.R. 722 page 48) south line to the TRUE POINT OF BEGINNING.

This parcel contains 2.231 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, October 30, 2024.  
For survey, See Volume XX, Page 953 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938



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

**Exhibit "A" - Parcel 1**

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

**Description 40.000 acre parcel**

Situated in the Township of Milton (T-18 N, R-12 W), northwest quarter of Section 34, County of Wayne and State of Ohio.

Described as follows:

Commencing at a R.R. spike found in Pleasant Home Road aka C.R. 48 marking the northwest corner of the northwest quarter of Section 34, thence N 88 degrees 46' 20" E 509.30 feet along the section line and along Pleasant Home Road aka C.R. 48 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 01 degrees 30' 56" E 25.19 feet.

thence with the following EIGHT (8) COURSES:

- 1) N 88 degrees 46' 20" E 703.58 feet along the section line and along Pleasant Home Road aka C.R. 48 to a point, witnessed by an iron pin set S 34 degrees 06' 02" E 20.86 feet;
- 2) S 34 degrees 06' 02" E 151.26 feet through the lands of Joy Ziegler, Trustee of the ILAF Zimmerly Trust dated 4/5/19 (O.R. 966 page 5856) and along a ditch to a point, witnessed by an iron pin set S 77 degrees 34' 27" W 5.01 feet;
- 3) S 47 degrees 36' 57" E 93.72 feet through the lands of said Ziegler and along a ditch to a point, witnessed by an iron pin set S 49 degrees 38' 08" W 7.01 feet;
- 4) S 42 degrees 08' 26" E 456.30 feet through the lands of said Ziegler and along a ditch to a point, witnessed by an iron pin set S 42 degrees 22' 28" W 11.01 feet;
- 5) S 52 degrees 00' 06" E 80.84 feet through the lands of said Ziegler and along a ditch to a point, witnessed by an iron pin set S 01 degrees 30' 56" E 16.25 feet;
- 6) S 01 degrees 30' 56" E 1001.94 feet through the lands of said Ziegler to an iron pin set on Brice Zimmerly's (O.R. 912 page 4006) north line;
- 7) N 89 degrees 16' 26" W 1212.96 feet along said Zimmerly's north line to an iron pin set;
- 8) N 01 degrees 30' 56" W 1548.23 feet through the lands of said Ziegler to the TRUE POINT OF BEGINNING.

This parcel contains 40.000 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, October 30, 2024.  
For survey, See Volume XX, Page 953 of the Wayne County Survey Records.



-----  
Donald C. Baker P.S. 6938



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

**Exhibit "A" - Parcel 2**

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

**Description 18.000 acre parcel**

Situated in the Township of Milton (T-18 N, R-12 W), northwest quarter of Section 34, County of Wayne and State of Ohio.

Described as follows:

Beginning at a R.R. spike found in Pleasant Home Road aka C.R. 48 marking the northwest corner of the northwest quarter of Section 34 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 01 degrees 30' 56" E 28.24 feet.

thence with the following FOUR (4) COURSES:

- 1) N 88 degrees 46' 20" E 509.30 feet along the section line and along Pleasant Home Road aka C.R. 48 to a point, witnessed by an iron pin set S 01 degrees 30' 56" E 25.19 feet;
- 2) S 01 degrees 30' 56" E 1548.23 feet through the lands of Joy Ziegler, Trustee of the ILAF Zimmerly Trust dated 4/5/19 (O.R. 966 page 5856) to an iron pin set on Brian Zimmerly's (O.R. 912 page 4006) north line;
- 3) N 89 degrees 16' 26" W 509.69 feet along said Zimmerly's north line to a 5/8 inch rebar found on the section line;
- 4) N 01 degrees 30' 56" W 1530.85 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 18.000 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, October 30, 2024.  
For survey, See Volume xx, Page 953 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

**Exhibit "A" - Parcel 3**

**Description 29.450 acre parcel**

Situated in the Township of Milton (T-18 N, R-12 W), northwest quarter of Section 34, County of Wayne and State of Ohio.

Described as follows:

Beginning at a R.R. spike found at the intersection of Pleasant Home Road aka C.R. 48 and Blough Road aka C.R. 200 marking the northeast corner of the northwest quarter of Section 34 the TRUE POINT OF BEGINNING.

thence with the following SEVENTEEN (17) COURSES:

- 1) S 01 degrees 35' 48" E 204.12 feet along the quarter section line and along Blough Road aka C.R. 200 to a point, witnessed by an iron pin set S 88 degrees 16' 12" W 30.00 feet;
- 2) S 88 degrees 16' 12" W 305.00 feet along Patrick Kusky's (O.R. 960 page 422) north line to an iron pin set;
- 3) S 01 degrees 35' 48" E 428.46 feet along said Kusky, David M. Jones' (O.R. 908 page 3071), and Jacob R. Riegenbach's (O.R. 782 page 1582) west line to an iron pin set;
- 4) S 88 degrees 16' 12" W 305.00 feet along Brent G. Murray and Kari R.S. Murray's (O.R. 722 page 48) north line to an iron pin set;
- 5) S 01 degrees 35' 48" E 180.79 feet along said Murray's west line and along Scott Studer's (O.R. 757 page 2000) west line to a point in a ditch, witnessed by an iron pin set N 01 degrees 35' 48" W 13.00 feet;
- 6) N 71 degrees 52' 48" W 103.35 feet through the lands of Joy Ziegler, Trustee of the ILAF Zimmerly Trust dated 4/5/19 (O.R. 966 page 5856) to a point in a ditch, witnessed by an iron pin set S 01 degrees 35' 48" E 12.90 feet;
- 7) S 01 degrees 35' 48" E 122.31 feet through the lands of said Ziegler to an iron pin set;
- 8) N 88 degrees 16' 12" E 528.17 feet partly through the lands of said Ziegler and partly along said Studer's south line to an iron pin set;
- 9) S 58 degrees 11' 43" E 214.56 feet along said Studer's south line to a point on the quarter section line and in Blough Road aka C.R. 200, witnessed by an iron pin set N 58 degrees 11' 43" W 35.94 feet;
- 10) S 01 degrees 35' 48" E 601.11 feet along the quarter section line and along Blough Road aka C.R. 200 to a point, witnessed by a 5/8 inch rebar found N 89 degrees 16' 26" W 20.83 feet;
- 11) N 89 degrees 16' 26" W 898.24 feet along Brice Zimmerly's (O.R. 912 page 4006) north line to an iron pin set;
- 12) N 01 degrees 30' 56" W 1001.94 feet through the lands of said Ziegler to a point in a ditch, witnessed by an iron pin set S 01 degrees 30' 56" E 16.25 feet;
- 13) N 52 degrees 00' 06" W 80.84 feet through the lands of said Ziegler and along a ditch to a point, witnessed by an iron pin set S 42 degrees 22' 28" W 11.01 feet;
- 14) N 42 degrees 08' 26" W 456.30 feet through the lands of said Ziegler and along a ditch to a point, witnessed by an iron pin set S 49 degrees 38' 08" W 7.01 feet;

- 15) N 47 degrees 36' 57" W 93.72 feet through the lands of said Zeigler and along a ditch to a point, witnessed by an iron pin set S 77 degrees 34' 27" W 5.01 feet;
- 16) N 34 degrees 06' 02" W 151.26 feet through the lands of said Zeigler and along a ditch to a point on the section line and in Pleasant Home Road aka C.R. 48, witnessed by an iron pin set S 34 degrees 06' 02" E 20.86 feet;
- 17) N 88 degrees 46' 20" E 1403.74 feet along the section line and along Pleasant Home Road aka C.R. 48 to the TRUE POINT OF BEGINNING.

This parcel contains 29.450 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, October 30, 2024.  
For survey, See Volume XX, Page 953 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938



MATH ✓

Inverse With Area

Wed, Oct 30 2024 2:09:41 PM

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

PntNo	Bearing	Distance	Northing	Easting	Description
206			12820.10	22167.46	
	S 01°30'56" E	1548.23			
205			11272.41	22208.40	
	N 89°16'26" W	509.69			
208			11278.87	21698.75	
	N 01°30'56" W	1530.85			
209			12809.18	21658.27	
	N 88°46'20" E	509.30			
210			12820.10	22167.45	

Closure Error Distance> 0.0066 Error Bearing> S 72°56'18" W

Closure Precision> 1 in 619163.2 Total Distance Inversed> 4098.07

Area: 18.0002 Acres

MATH OK

Inverse With Area

Wed, Oct 30 2024 2:07:25 PM

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

PntNo	Bearing	Distance	Northing	Easting	Description
188			12835.17	22870.88	
	S 34°06'02" E	151.26			
187			12709.92	22955.68	
	S 47°36'57" E	93.72			
186			12646.74	23024.91	
	S 42°08'26" E	456.30			
185			12308.40	23331.06	
	S 52°00'06" E	80.84			
184			12258.63	23394.77	
	S 01°30'56" E	1001.94			
183			11257.04	23421.27	
	N 89°16'26" W	1212.96			
205			11272.41	22208.40	
	N 01°30'56" W	1548.23			
206			12820.10	22167.46	
	N 88°46'20" E	703.58			
207			12835.17	22870.87	

Closure Error Distance> 0.0050 Error Bearing> N 56°00'09" W

Closure Precision> 1 in 1045193.1 Total Distance Inversed> 5248.83

Area: 40.0000 Acres

MATH ✓

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

PntNo	Bearing	Distance	Northing	Easting	Description
198			11846.53	24302.69	
	N 58°11'43" W	214.56			
197			11959.61	24120.35	
	S 88°16'12" W	528.17			
196			11943.66	23592.42	
	N 01°35'48" W	122.31			
195			12065.92	23589.01	
	S 71°52'48" E	103.35			
194			12033.78	23687.24	
	N 01°35'48" W	37.97			
202			12071.73	23686.18	
	N 88°16'12" E	610.00			
203			12090.15	24295.90	
	S 01°35'48" E	243.72			
204			11846.53	24302.69	

Closure Error Distance> 0.0019 Error Bearing> S 49°41'58" W

Closure Precision> 1 in 985148.5 Total Distance Inversed> 1860.08

Area: 2.2308 Acres

MATH ✓

Inverse With Area

Wed, Oct 30 2024 2:00:04 PM

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

PntNo	Bearing	Distance	Northing	Easting	Description
180			11245.66	24319.43	
	N 89°16'26" W	898.24			
183			11257.04	23421.27	
	N 01°30'56" W	1001.94			
184			12258.63	23394.77	
	N 52°00'06" W	80.84			
185			12308.40	23331.06	
	N 42°08'26" W	456.30			
186			12646.74	23024.91	
	N 47°36'57" W	93.72			
187			12709.92	22955.68	
	N 34°06'02" W	151.26			
188			12835.17	22870.88	
	N 88°46'20" E	1403.74			
189			12865.25	24274.30	
	S 01°35'48" E	204.12			
190			12661.21	24279.98	
	S 88°16'12" W	305.00			
191			12652.00	23975.12	
	S 01°35'48" E	428.46			
192			12223.71	23987.06	
	S 88°16'12" W	305.00			
193			12214.50	23682.20	
	S 01°35'48" E	180.79			
194			12033.78	23687.24	
	N 71°52'48" W	103.35			
195			12065.92	23589.01	
	S 01°35'48" E	122.31			
196			11943.66	23592.42	
	N 88°16'12" E	528.17			
197			11959.61	24120.35	
	S 58°11'43" E	214.56			
198			11846.53	24302.69	
	S 01°35'48" E	601.11			
199			11245.65	24319.44	

Closure Error Distance> 0.0102 Error Bearing> S 55°53'34" E  
 Closure Precision> 1 in 693951.1 Total Distance Inversed> 7078.91

Area: 29.4497 Acres

MATH ✓

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

PntNo	Bearing	Distance	Northing	Easting	Description
196			11943.66	23592.42	
	N 01°35'48" W	122.31			
195			12065.92	23589.01	
	S 71°52'48" E	103.35			
194			12033.78	23687.24	
	S 01°35'48" E	87.22			
200			11946.59	23689.67	
	S 88°16'12" W	97.29			
201			11943.66	23592.42	

Closure Error Distance> 0.0037 Error Bearing> S 19°07'38" E  
 Closure Precision> 1 in 111713.8 Total Distance Inversed> 410.17

Area: 0.2340 Acres