

**Baker Surveying, LLC**

138 N Clay St.  
Millersburg, OH 44654

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

**Description 14.000 acre parcel**

Situated in the Township of Paint (T-15 N, R-11 W), southeast quarter of Section 4, County of Wayne and State of Ohio.

Described as follows:

Commencing at a R.R. spike found in Western Road aka C.R. 217 marking the northwest corner of the southeast quarter of Section 4, thence S 00 degrees 49' 11" E 853.11 feet along the quarter section line to a 3/4 inch rod found the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) S 79 degrees 56' 40" E 790.68 feet along Kerwin L. Steiner and Cherilyn D. Steiner's (O.R. 863 page 2523) south line and along Eli Zook, Jr. and Ann A. Zook's (O.R. 649 page 1478) south line to an iron pin set;
- 2) S 07 degrees 46' 53" W 626.67 feet along said Zook's west line to a square bar found;
- 3) S 00 degrees 42' 01" E 149.76 feet along Harvey E. Swartzentruber and Emma Swartzentruber's (O.R. 978 page 1975) west line to an iron pin set;
- 4) S 89 degrees 46' 05" W 682.48 feet through the lands of Gordon E. Nussbaum Trustee of The Gordon E. Nussbaum Revocable Trust Under Trust Agreement Dated May 10, 2016 & Gordon E. Nussbaum Successor Trustee of The Marjorie A. Nussbaum Revocable Trust Under Trust Agreement dated 05/10/2016 (O.R. 981 page 3309, PN 39-00113.000) to an iron pin set on the quarter section line;
- 5) N 00 degrees 49' 11" W 911.56 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 14.000 acres, but subject to all highways and easements of record.

The above described 14.000 acre parcel has access by an existing right of way easement recorded in O.R. 981 page 3309, for the purpose of ingress and egress and further described as follows:

Situated in the Township of Paint (T-15 N, R-11 W), Southeast Quarter of Section 4, County of Wayne and State of Ohio:

Commencing at a R.R. spike found in Western Rd. aka T.R. 217 marking the northwest corner of the southeast quarter of Section 4, thence N 89 degrees 51' 56" E 510.59 feet along the quarter section line and along Western Rd. aka T.R. 217 to a point the TRUE POINT OF BEGINNING.

thence with the following FOURTEEN (14) COURSES along the centerline of said existing right of way easement and through the lands of Eli Zook, Jr. and Ann A. Zook (O.R. 649 page 1478, PN 39-00574.000):

- 1) S 00 degrees 50' 47" W 409.26 feet to a point;
- 2) S 29 degrees 29' 42" E 21.32 feet to a point;
- 3) S 38 degrees 33' 44" E 59.99 feet to a point;
- 4) S 39 degrees 51' 20" W 39.14 feet to a point;
- 5) S 11 degrees 12' 48" W 34.20 feet to a point;
- 6) S 32 degrees 47' 34" E 36.21 feet to a point;
- 7) S 48 degrees 54' 51" E 62.97 feet to a point;
- 8) S 06 degrees 06' 50" W 37.68 feet to a point;
- 9) S 30 degrees 26' 03" W 75.55 feet to a point;
- 10) S 03 degrees 31' 52" E 54.45 feet to a point;
- 11) S 41 degrees 10' 47" E 84.27 feet to a point;
- 12) S 60 degrees 22' 13" E 165.43 feet to a point;
- 13) S 40 degrees 48' 45" E 57.41 feet to a point;
- 14) S 03 degrees 02' 46" W 35.39 feet to a point on the north line of the above described 14.000 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 Donald C. Baker, P.S. 6938, December 2, 2025.

For survey, See Volume yy, Page 255 of the Wayne County Survey Records.

Donald C. Baker P.S. 6938

