

Baker Surveying, LLC
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Description 94.003 acre parcel

Situated in the Township of Chippewa (T-18 N, R-11 W), southwest quarter of Section 17 and the northwest quarter of Section 20, County of Wayne and State of Ohio.

Described as follows:

Beginning at an iron pin set marking the northeast corner of the northwest quarter of Section 20 the TRUE POINT OF BEGINNING.

thence with the following TWENTY- EIGHT (28) COURSES:

- 1) S 01 degree 09' 40" E 1749.56 feet along the quarter section line to a point in the Chippewa Ditch, witnessed by an iron pin set N 01 degree 09' 40" W 88.15 feet;
- 2) N 36 degrees 28' 30" W 244.27 feet along Elizabeth A. Steiner, Trustee's (O.R. 716 page 379) north line to a 5/8 inch rebar found;
- 3) N 45 degrees 28' 30" W 97.68 feet along said Steiner's north line to a 5/8 inch rebar found;
- 4) N 55 degrees 58' 30" W 114.18 feet along said Steiner's north line to a 5/8 inch rebar found;
- 5) N 67 degrees 28' 30" W 110.88 feet along said Steiner's north line to a 5/8 inch rebar found;
- 6) N 76 degrees 58' 30" W 297.00 feet along said Steiner's north line to a point in Chippewa Ditch, witnessed by a 5/8 inch rebar found S 76 degrees 58' 30" E 164.17 feet;
- 7) S 88 degrees 31' 30" W 480.48 feet along said Steiner's north line to a 5/8 inch rebar found;
- 8) S 82 degrees 01' 30" W 264.00 feet along said Steiner's north line to a 5/8 inch rebar found;
- 9) S 73 degrees 31' 30" W 264.00 feet along said Steiner's north line to a point, witnessed by a 5/8 inch rebar found N 73 degrees 31' 30" E 55.40 feet;
- 10) N 78 degrees 28' 30" W 81.84 feet along said Steiner's north line to a point, witnessed by a 5/8 inch rebar found S 20 degrees 58' 30" E 57.31 feet;
- 11) N 20 degrees 58' 30" W 66.00 feet along said Steiner's north line to a point;
- 12) N 39 degrees 31' 30" E 147.18 feet along said Steiner's north line to a point;
- 13) N 03 degrees 01' 30" E 194.70 feet along said Steiner's north line to a point;
- 14) N 43 degrees 28' 30" W 81.18 feet along said Steiner's north line to a point, witnessed by a 5/8 inch rebar found N 67 degrees 58' 30" W 70.00 feet;
- 15) N 67 degrees 58' 30" W 264.00 feet along said Steiner's north line to a 5/8 inch rebar found;
- 16) N 44 degrees 58' 30" W 396.00 feet along said Steiner's north line to a 5/8 inch rebar found;
- 17) N 62 degrees 28' 30" W 264.00 feet along said Steiner's north line to a 5/8 inch rebar found;
- 18) N 66 degrees 00' 26" W 151.17 feet along said Steiner's north line to a 5/8 inch rebar found in S.R. 585 right of way;
- 19) N 42 degrees 31' 07" E 91.06 feet partly along S.R. 585 right of way and along Nathan Levitansky's (O.R. 544 page 73) to a P.K. nail found;

- 20) Along a curve to the right having a delta angle of 03 degrees 15' 00", R – 3053.69 feet, T – 86.63 feet, Ch. Brg. – N 44 degrees 08' 37" E, CH – 173.19 feet along said Levitansky's east line an arc distance of 173.22 feet to a P.K. nail set;
- 21) N 45 degree 46' 07" E 700.81 feet (passing into the southwest quarter of Section 17) along said Levitansky and Gregory D. Haneline's (D.V. 581 page 530 and D.V. 722 page 480) east line to a 3/4 inch rebar found;
- 22) Along a curve to the left having a delta angle of 48 degrees 58' 35", R – 358.11 feet, T – 163.11 feet, Ch. Brg. – N 21 degrees 16' 50" E, Ch. – 296.88 feet along said Haneline's east line an arc distance of 306.11 feet to a point, witnessed by a 3/4 inch rebar found N 03 degrees 12' 27" W 0.53 feet;
- 23) N 03 degrees 12' 27" W 303.60 feet along said Haneline and Chippewa Township Trustees' (O.R. 623 page 2279 and O.R. 623 page 2284) east line to a 3/4 inch pipe found, witnessed by an iron pin set S 03 degrees 12' 27" E 56.83 feet;
- 24) Along a curve to the left having a delta angle of 37 degrees 24' 10", R – 1407.70 feet, T – 476.52 feet, Ch. Brg. – S 72 degrees 12' 15" E, Ch. – 902.72 feet along Clara Marie Stefanko (O.R. 228 page 293 and O.R. 550 page 1003) and Jay A. Cobb and Cynthia Cobb (O.R. 267 page 110) and David E. Ashcraft's (O.R. 452 page 343) south line an arc distance of 918.95 feet to an iron pin set;
- 25) N 89 degrees 05' 40" E 663.62 feet along said Ashcraft and Craig M. Davis and Elizabeth M. Davis' (O.R. 984 page 406) south line to a 1/4 inch pipe found;
- 26) N 00 degrees 54' 20" W 8.00 feet along said Davis' south line to an iron pin set;
- 27) N 89 degrees 05' 40" E 298.00 feet along said Davis' south line to a 3/4 inch rebar found on the quarter section line;
- 28) S 01 degree 42' 47" E 580.18 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 94.003 acres, but subject to all highways and easements of record. Containing 27.887 acres in the southwest quarter of Section 17 and 66.116 acres in the northwest quarter of Section 20.

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, January 26, 2026.
For survey, See Volume YY, Page 259 of the Wayne County Survey Records.

Donald C. Baker P.S. 6938



Closure Report of 94.003 Acre Tract

Segment# 1: Line

Course: S1°9'40"E Length: 1749.56'

Segment# 2: Line

Course: N36°28'30"W Length: 244.27'

Segment# 3: Line

Course: N45°28'30"W Length: 97.68'

Segment# 4: Line

Course: N55°58'30"W Length: 114.18'

Segment# 5: Line

Course: N67°28'30"W Length: 110.88'

Segment# 6: Line

Course: N76°58'30"W Length: 297.00'

Segment# 7: Line

Course: S88°31'30"W Length: 480.48'

Segment# 8: Line

Course: S82°1'30"W Length: 264.00'

Segment# 9: Line

Course: S73°31'30"W Length: 264.00'

Segment# 10: Line

Course: N78°28'30"W Length: 81.84'

Segment# 11: Line

Course: N20°58'30"W Length: 66.00'

Segment# 12: Line

Course: N39°31'30"E Length: 147.18'

Segment# 13: Line

Course: N3°1'30"E Length: 194.70'

Segment# 14: Line

Course: N43°28'30"W Length: 81.18'

Segment# 15: Line

Course: N67°58'30"W Length: 264.00'

Segment# 16: Line

Course: N44°58'30"W Length: 396.00'

Segment# 17: Line

Course: N62°28'30"W Length: 264.00'

Segment# 18: Line

Course: N66°0'26"W Length: 151.17'

Segment# 19: Line

Course: N42°31'7"E Length: 91.06'

Segment# 20: Curve

Length: 173.22' Radius: 3053.69'
Delta: 03°15'00" Tangent: 86.63'
Chord: 173.19' Course: N44°8'37"E
Course In: N42°31'7"E Course Out: N45°46'7"E

Segment# 21: Line

Course: N45°46'7"E Length: 700.81'

Segment# 22: Curve

Length: 306.11' Radius: 358.11'
Delta: 48°58'35" Tangent: 163.11'
Chord: 296.88' Course: N21°16'50"E
Course In: N45°46'7"E Course Out: N3°12'28"W

Segment# 23: Line

Course: N3°12'27"W Length: 303.60'

Segment# 24: Curve

Length: 918.95' Radius: 1407.70'

Delta: 37°24'10" Tangent: 476.52'

Chord: 902.72' Course: S72°12'15"E

Course In: S53°30'10"E Course Out: N89°5'40"E

Segment# 25: Line

Course: N89°5'40"E Length: 663.62'

Segment# 26: Line

Course: N0°54'20"W Length: 8.00'

Segment# 27: Line

Course: N89°5'40"E Length: 298.00'

Segment# 28: Line

Course: S1°42'47"E Length: 580.18'

Perimeter: 9,311.67' Area: 4,094,778.43 Sq.Ft. (94.003 Acres)

Error Closure: 0.0062 Course: S 44°50'9" E

Error North: -0.00440 East: 0.00437

Precision: 1:1,501,382.21