

Baker Surveying
138 N Clay St.
Millersburg, OH 44654

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

Description 2.228 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), southeast quarter of Section 10, County of Wayne and State of Ohio.

Described as follows:

Beginning at a 1 inch rebar found in Hoy Road aka C.R. 201 marking the southeast corner of the southeast quarter of Section 10 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 89 degrees 09' 18" W 29.56 feet.

thence with the following NINE (9) COURSES:

- 1) N 89 degrees 09' 18" W 552.76 feet along the section line to a point, witnessed by a 5/8 inch rebar found S 06 degrees 20' 26" W 0.48 feet;
- 2) N 06 degree 20' 26" E 179.57 feet along Vernon R. Yoder, Ben Yoder, Leroy R. Yoder and Wayne R. Yoder's (O.R. 918 page 5479) east line to a 5/8 inch rebar found;
- 3) N 75 degree 30' 43" E 149.36 feet along said Yoder's east line to an iron pin set;
- 4) S 01 degrees 17' 11" E 42.39 feet through the lands of Reuben P. Miller and Rebecca Miller's (O.R. 965 page 3872, PN 30-01004.001) to an iron pin set;
- 5) S 57 degrees 11' 57" E 42.49 feet through the lands of said Miller to an iron pin set;
- 6) S 88 degrees 35' 46" E 25.00 feet through the lands of said Miller to an iron pin set;
- 7) N 58 degrees 29' 36" E 42.48 feet through the lands of said Miller to an iron pin set;
- 8) S 89 degrees 09' 18" E 286.46 feet through the lands of said Miller to a point on the section line and in Hoy Rd. aka C.R. 201, witnessed by an iron pin set N 89 degrees 09' 18" W 25.15 feet;
- 9) S 01 degree 17' 11" E 176.00 feet along the section line and along Hoy Rd. aka C.R. 201 to the TRUE POINT OF BEGINNING.

This parcel contains 2.228 acres, but subject to all highways and easements of record.

The above described 2.228 acre parcel is granted a sewage easement and the right to do maintenance and repairs and perform inspection of the existing sewer filter bed system, and further described as follows:

Situated in the Township of Franklin (T-14 N, R-13 W), southeast quarter of Section 10, County of Wayne and State of Ohio.

Commencing at a 1 inch rebar found in Hoy Road aka C.R. 201 marking the southeast corner of the southeast quarter of Section 10, thence N 01 degree 17' 11" W 176.00 feet along the section line and along Hoy Rd. aka C.R. 201 to a point, thence N 89 degrees 09' 18" W 125.11 feet through the lands of Reuben P. Miller and Rebecca Miller's (O.R. 965 page 3872, PN 30-01004.001) to a point the TRUE POINT OF BEGINNING.

Thence with the following EIGHT (8) COURSES through the lands of said Miller:

- 1) N 89 degrees 09' 18" W 44.01 feet to a point;

- 2) N 00 degrees 00' 00" W 41.21 feet to a point;
- 3) N 90 degrees 00' 00" E 6.00 feet to a point;
- 4) N 01 degree 58' 50" W 122.51 feet to a point;
- 5) N 87 degrees 57' 25" E 10.00 feet to a point;
- 6) S 01 degree 58' 50" E 122.87 feet to a point;
- 7) N 90 degrees 00' 00" E 28.00 feet to a point;
- 8) S 00 degrees 00' 00" E 41.86 feet to the TRUE POINT OF BEGINNING.

The above described sewage easement contains 0.070 acres.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying".

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 18, 2025.
For survey, See Volume yy, Page 264 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938



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Description 1.388 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), southeast quarter of Section 10, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 1 inch rebar found in Hoy Road aka C.R. 201 marking the southeast corner of the southeast quarter of Section 10, thence N 01 degree 17' 11" W 176.00 feet along the section line and along Hoy Rd. aka C.R. 201 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 89 degrees 09' 18" W 25.15 feet.

thence with the following EIGHT (8) COURSES:

- 1) N 89 degrees 09' 18" W 286.46 feet through the lands of Reuben P. Miller and Rebecca Miller's (O.R. 965 page 3872, PN 30-01004.001) to an iron pin set;
- 2) S 58 degrees 29' 36" W 42.48 feet through the lands of said Miller to an iron pin set;
- 3) N 88 degrees 35' 46" W 25.00 feet through the lands of said Miller to an iron pin set;
- 4) N 57 degrees 11' 57" W 42.49 feet through the lands of said Miller to an iron pin set;
- 5) N 01 degree 17' 11" W 42.39 feet through the lands of said Miller to an iron pin set on Vernon R. Yoder, Ben Yoder, Leroy R. Yoder and Wayne R. Yoder's (O.R. 918 page 5479) east line;
- 6) N 33 degree 13' 10" E 125.74 feet along said Yoder's east line to a 5/8 inch rebar found;
- 7) N 83 degree 54' 17" E 313.00 feet along said Yoder's easterly line to a point on the section line and in Hoy Rd. aka C.R. 201, witnessed by a 5/8 inch rebar found S 83 degrees 54' 17" W 23.36 feet;
- 8) S 01 degree 17' 11" E 186.51 feet along the section line and along Hoy Rd. aka C.R. 201 to the TRUE POINT OF BEGINNING.

This parcel contains 1.388 acres, but subject to all highways and easements of record.

The above described 1.388 acre parcel is subject to a sewage easement and the right to do maintenance and repairs and perform inspection of the existing sewer filter bed system, and further described as follows:

Situated in the Township of Franklin (T-14 N, R-13 W), southeast quarter of Section 10, County of Wayne and State of Ohio.

Commencing at a 1 inch rebar found in Hoy Road aka C.R. 201 marking the southeast corner of the southeast quarter of Section 10, thence N 01 degree 17' 11" W 176.00 feet along the section line and along Hoy Rd. aka C.R. 201 to a point, thence N 89 degrees 09' 18" W 125.11 feet through the lands of Reuben P. Miller and Rebecca Miller's (O.R. 965 page 3872, PN 30-01004.001) to a point the TRUE POINT OF BEGINNING.

Thence with the following EIGHT (8) COURSES through the lands of said Miller:

- 1) N 89 degrees 09' 18" W 44.01 feet to a point;

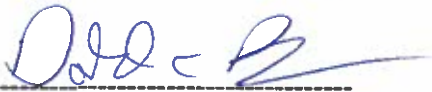
- 2) N 00 degrees 00' 00" W 41.21 feet to a point;
- 3) N 90 degrees 00' 00" E 6.00 feet to a point;
- 4) N 01 degree 58' 50" W 122.51 feet to a point;
- 5) N 87 degrees 57' 25" E 10.00 feet to a point;
- 6) S 01 degree 58' 50" E 122.87 feet to a point;
- 7) N 90 degrees 00' 00" E 28.00 feet to a point;
- 8) S 00 degrees 00' 00" E 41.86 feet to the TRUE POINT OF BEGINNING.

The above described sewage easement contains 0.070 acres.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying".

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 18, 2025.
For survey, See Volume 44, Page 264 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938



Closure Report of 2.228 Acre Tract

Segment# 1: Line

Course: N89°9'18"W Length: 552.76'

Segment# 2: Line

Course: N6°20'26"E Length: 179.57'

Segment# 3: Line

Course: N75°30'43"E Length: 149.36'

Segment# 4: Line

Course: S1°17'11"E Length: 42.39'

Segment# 5: Line

Course: S57°11'57"E Length: 42.49'

Segment# 6: Line

Course: S88°35'46"E Length: 25.00'

Segment# 7: Line

Course: N58°29'36"E Length: 42.48'

Segment# 8: Line

Course: S89°9'18"E Length: 286.46'

Segment# 9: Line

Course: S1°17'11"E

Length: 176.00'

Perimeter: 1,496.51'

Area: 97,067.42 Sq.Ft. (2.2284 Acres)

Error Closure: 0.0012

Course: S 78°27'35" E

Error North: -0.00024

East: 0.00117

Precision: 1:1,257,423.64

Closure Report of 1.388 Acre Tract

Segment# 1: Line

Course: N89°9'18"W Length: 286.46'

Segment# 2: Line

Course: S58°29'36"W Length: 42.48'

Segment# 3: Line

Course: N88°35'46"W Length: 25.00'

Segment# 4: Line

Course: N57°11'57"W Length: 42.49'

Segment# 5: Line

Course: N1°17'11"W Length: 42.39'

Segment# 6: Line

Course: N33°13'10"E Length: 125.74'

Segment# 7: Line

Course: N83°54'17"E Length: 313.00'

Segment# 8: Line

Course: S1°17'11"E Length: 186.51'

Perimeter: 1,064.07'

Error Closure: 0.0032

Error North: 0.00248

Precision: 1:335,920.28

Area: 60,451.82 Sq.Ft. (1.3878 Acres)

Course: N 38°20'46" E

East: 0.00197