

Baker Surveying
138 N Clay St.
Millersburg, OH 44654

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

Description 3.000 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, thence N 01 degrees 02' 18" W 697.60 feet along the quarter section line 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" E 361.53 feet along the quarter section line to an iron pin set;
- 2) N 89 degrees 45' 53" E 361.53 feet through the lands of Rohrer Farms, Inc. (D.V. 415 page 505, Tract No. 3) to an iron pin set;
- 3) S 01 degrees 02' 18" E 361.53 feet through the lands of said Rohrer Farms, Inc. to an iron pin set on Kenneth C. Fetty and Jill E. Fetty's (O.R. 972 page 2222) north line;
- 4) S 89 degrees 45' 53" W 361.53 feet along said Fetty's north line to the TRUE POINT OF BEGINNING.

This parcel contains 3.000 acres, but subject to all easements of record.
To go to adjoiner (PN 31-00692.001).

The above described 3.000 acre parcel is being created pursuant to Ohio Revised Code Section 711.001 wherein it is a transfer of property between adjoining landowners 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 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, February 10, 2026.
For survey, See Volume yy, Page 267 of the Wayne County Survey Records.



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Description 18.400 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 SIX (6) COURSES:

- 1) N 01 degrees 02' 18" W 1059.13 feet along the quarter section line to an iron pin set;
- 2) N 89 degrees 45' 53" E 361.53 feet to an iron pin set;
- 3) S 01 degree 02' 18" E 361.53 feet to an iron pin set;
- 4) N 89 degrees 45' 53" E 304.85 feet along Rohrer Farms, Inc. (D.V. 415 page 505) south line to a 5/8 inch rebar found;
- 5) S 01 degrees 02' 18" E 1315.92 feet along said Rohrer Farms, Inc.'s west line to a 5/8 inch rebar found on the north line of W. & L.E. Railroad, witnessed by a 5/8 inch rebar found N 01 degrees 02' 18" W 41.22 feet;
- 6) 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 18.400 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 18.400 acre parcel and THERE ENDS.

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, February 10, 2026.
For survey, See Volume XX, Page 267 of the Wayne County Survey Records.

Donald C. Baker P.S. 6938



Closure Report of 18.400 Acre Tract

Segment# 1: Line

Course: N1°2'18"W Length: 1059.13'

Segment# 2: Line

Course: N89°45'53"E Length: 361.53'

Segment# 3: Line

Course: S1°2'18"E Length: 361.53'

Segment# 4: Line

Course: N89°45'53"E Length: 304.85'

Segment# 5: Line

Course: S1°2'18"E Length: 1315.92'

Segment# 6: Line

Course: N47°44'58"W Length: 915.39'

Perimeter: 4,318.35'

Area: 801,510.10 Sq.Ft. (18.400 Acres)

Error Closure: 0.0039

Course: S 53°7'59" E

Error North: -0.00235

East: 0.00313

Precision: 1:1,102,684.70

Closure Report of 3.000 Acre Tract

Segment# 1: Line

Course: N1°2'18"W Length: 361.53'

Segment# 2: Line

Course: N89°45'53"E Length: 361.53'

Segment# 3: Line

Course: S1°2'18"E Length: 361.53'

Segment# 4: Line

Course: S89°45'53"W Length: 361.53'

Perimeter: 1,446.12'	Area: 130,691.10 Sq.Ft. (3.000 Acres)
Error Closure: 0.0000	Course: S 90°0'0" E
Error North: 0.00000	East: 0.00000