

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

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

Description 0.430 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 15, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of the northeast quarter of Section 15, thence S 89 degrees 09' 09" E 959.27 feet along the section line to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 01 degree 36' 28" E 5.63 feet.

thence with the following FOUR (4) COURSES:

- 1) S 89 degrees 09' 09" E 49.44 feet along the section line to a point;
- 2) S 01 degree 36' 28" E 384.01 feet through the lands of Elmer L. Weaver and Rosie O. Weaver (O.R. 947 page 311, PN 30-00003.004) to a point;
- 3) N 77 degrees 41' 51" W 50.89 feet through the lands of said Weaver to an iron pin set;
- 4) N 01 degree 36' 28" W 373.90 feet through the lands of said Weaver to the TRUE POINT OF BEGINNING.

This parcel contains 0.430 acres, but subject to all easements of record.

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

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, August 12, 2025.

For survey, See Volume yy, Page 268 of the Wayne County Survey Records.



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Baker Surveying, LLC
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Telephone: 330-674-4788
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Description 0.679 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 15, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of the northeast quarter of Section 15, thence S 89 degrees 09' 09" E 959.27 feet along the section line to a point, thence S 01 degree 36' 28" E 373.90 feet through the lands of Elmer L. Weaver and Rosie O. Weaver (O.R. 947 page 311, PN 30-00003.004) to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 77 degrees 41' 51" E 50.89 feet through the lands of said Weaver to a point;
- 2) S 01 degree 36' 28" E 591.65 feet through the lands of said Weaver to a point;
- 3) S 85 degrees 58' 48" W 49.44 feet through the lands of said Weaver to an iron pin set;
- 4) N 01 degree 36' 28" W 605.96 feet through the lands of said Weaver to the TRUE POINT OF BEGINNING.

This parcel contains 0.679 acres, but subject to all easements of record.

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

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, August 12, 2025.

For survey, See Volume yy, Page 2108 of the Wayne County Survey Records.

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

Telephone: 330-674-4788
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Description 1.109 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 15, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of the northeast quarter of Section 15, thence S 89 degrees 09' 09" E 959.27 feet along the section line to a point, thence S 01 degree 36' 28" E 979.86 feet through the lands of Elmer L. Weaver and Rosie O. Weaver (O.R. 947 page 311, PN 30-00003.004) to an iron pin set, thence N 85 degrees 58' 48" E 49.44 feet through the lands of said Weaver to a point the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 85 degrees 58' 48" E 1609.65 feet partly through the lands of said Weaver (PN 30-00003.005) and partly along Daniel Hershberger and Cindy Hershberger's (O.R. 913 page 4288) south 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 85 degrees 58' 48" W 30.00 feet;
- 2) S 01 degree 36' 28" E 30.03 feet along the section line and along Hoy Rd. aka C.R. 201 to a point;
- 3) S 85 degrees 58' 48" W 1609.65 feet through the lands of said Weaver to a point;
- 4) N 01 degree 36' 28" W 30.03 feet through the lands of said Weaver to the TRUE POINT OF BEGINNING.

This parcel contains 1.109 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 Surveying LLC".

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, August 12, 2025.
For survey, See Volume yy, Page 268 of the Wayne County Survey Records.

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Description 24.715 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 15, County of Wayne and State of Ohio.

Described as follows:

Beginning at a 5/8 inch rebar found marking the northwest corner of the northeast quarter of Section 15 the TRUE POINT OF BEGINNING.

thence with the following NINE (9) COURSES:

- 1) S 89 degrees 09' 09" E 959.27 feet along the section line to a point, witnessed by an iron pin set S 01 degree 36' 28" E 5.63 feet;
- 2) S 01 degrees 36' 28" E 979.86 feet through the lands of Elmer L. Weaver and Rosie O. Weaver (O.R. 947 page 311, PN 30-00003.004) to an iron pin set;
- 3) N 85 degrees 58' 48" E 1659.09 feet partly through the lands of said Weaver and partly along Daniel Hershberger and Cindy Hershberger's (O.R. 913 page 4288) south 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 85 degrees 58' 48" W 30.00 feet;
- 4) S 01 degree 36' 28" E 60.05 feet along the section line and along the centerline of Hoy Rd. aka C.R. 201 to a point, witnessed by a 5/8 inch rebar found S 85 degrees 58' 48" W 30.00 feet;
- 5) S 85 degrees 58' 48" W 1898.52 feet along James R. Ackerman and Dale R. Ackerman's (O.R. 472 page 612 and O.R. 672 page 1715) north line to a 5/8 inch rebar found;
- 6) N 84 degrees 01' 31" W 318.08 feet along said Ackerman's north line to a 5/8 inch rebar found;
- 7) N 69 degrees 06' 11" W 238.93 feet along said Ackerman's north line to a 5/8 inch rebar found;
- 8) S 76 degrees 40' 44" W 185.36 feet along said Ackerman's north line to a 5/8 inch rebar found on the quarter section line;

9) N 01 degrees 42' 07" W 995.29 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 24.715 acres, but subject to all highways and easements of record.

This parcel is subject to and has the right to use a 30 foot common access easement for the purpose of ingress, egress, and general utilities, further described as follows:

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 15, County of Wayne and State of Ohio.

Commencing at a 5/8 inch rebar found in Hoy Road aka C.R. 201 marking the northeast corner of the northeast quarter of Section 15, thence S 01 degree 36' 28" E 853.96 feet along the section line and along Hoy Road aka C.R. 201 to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 30 foot common access easement:

- 1) S 85 degrees 58' 48" W 734.84 feet through the lands of Elmer L. Weaver and Rosie O. Weaver (O.R. 947 page 311, PN 30-00003.005) to a point;
- 2) N 01 degrees 36' 28" W 353.37 feet through the lands of said Weaver to a point 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 Plan Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

This description prepared by Donald C. Baker, P.S. 6938, August 12, 2025.
For survey, See Volume YY, Page 268 of the Wayne County Survey Records.

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Description 10.125 acre parcel – Tract A

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 15, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found in Hoy Road aka C.R. 201 marking the northeast corner of the northeast quarter of Section 15, thence N 89 degrees 09' 09" W 719.85 feet along the section line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 01 degrees 36' 28" E 566.07 feet along Marvin Weaver, Clara Weaver, Robert Weaver, and Nettie Weaver's (O.R. 945 page 1476) west line to a 5/8 inch rebar found;
- 2) N 77 degrees 41' 51" W 966.78 feet through the lands of Elmer L. Weaver and Rosie O. Weaver (O.R. 947 page 311, PN 30-00003.005 and PN 30-00003.004) to an iron pin set;
- 3) N 01 degrees 36' 28" W 373.90 feet through the lands of said Weaver to a point on the section line, witnessed by an iron pin set S 01 degree 36' 28" E 5.63 feet;
- 4) S 89 degrees 09' 09" E 939.29 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 10.125 acres, but subject to all highways and easements of record.

This parcel has access by a 30 foot common access easement for the purpose of ingress, egress, and general utilities, further described as follows:

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 15, County of Wayne and State of Ohio.

Commencing at a 5/8 inch rebar found in Hoy Road aka C.R. 201 marking the northeast corner of the northeast quarter of Section 15, thence S 01 degrees 36' 28" E 853.96 feet

along the section line and along Hoy Road aka C.R. 201 to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 30 foot common access easement:

- 1) S 85 degrees 58' 48" W 734.84 feet through the lands of Elmer L. Weaver and Rosie O. Weaver (O.R. 947 page 311, PN 30-00003.005) to a point;
- 2) N 01 degrees 36' 28" W 353.37 feet through the lands of said Weaver to a point on the south line of the above described 10.125 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 Plan Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

This description prepared by Donald C. Baker, P.S. 6938, August 12, 2025.

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Description 10.125 acre parcel – Tract B

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 15, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found in Hoy Road aka C.R. 201 marking the northeast corner of the northeast quarter of Section 15, thence N 89 degrees 09' 09" W 719.85 feet along the section line to a 5/8 inch rebar found, thence S 01 degrees 36' 28" E 566.07 feet along Marvin Weaver, Clara Weaver, Robert Weaver, and Nettie Weaver's (O.R. 945 page 1476) west line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 01 degrees 36' 28" E 334.01 feet along Daniel Hershberger and Cindy Hershberger's (O.R. 913 page 4288) west line to a 5/8 inch rebar found;
- 2) S 85 degrees 58' 48" W 939.26 feet through the lands of Elmer L. Weaver and Rosie O. Weaver's (O.R. 947 page 311, PN 30-00003.004 and PN 30-00003.005) to an iron pin set;
- 3) N 01 degrees 36' 28" W 605.96 feet through the lands of said Weaver to an iron pin set;
- 4) S 77 degrees 41' 51" E 966.78 feet through the lands of said Weaver to the TRUE POINT OF BEGINNING.

This parcel contains 10.125 acres, but subject to all highways and easements of record.

This parcel is subject to and 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 Franklin (T-14 N, R-13 W), northeast quarter of Section 15, County of Wayne and State of Ohio.

Commencing at a 5/8 inch rebar found in Hoy Road aka C.R. 201 marking the northeast corner of the northeast quarter of Section 15, thence S 01 degrees 36' 28" E 853.96 feet along the section line and along Hoy Road aka C.R. 201 to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 30 foot common access easement:

- 1) S 85 degrees 58' 48" W 734.84 feet through the lands of Elmer L. Weaver and Rosie O. Weaver (O.R. 947 page 311, PN 30-00003.005) to a point;
- 2) N 01 degrees 36' 28" W 353.37 feet through the lands of said Weaver to a point on the north line of the above described 10.125 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 Plan Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

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Closure Report of 24.715 Acre Tract

Segment# 1: Line

Course: S89°9'9"E Length: 959.27'

Segment# 2: Line

Course: S1°36'28"E Length: 979.86'

Segment# 3: Line

Course: N85°58'48"E Length: 1659.09'

Segment# 4: Line

Course: S1°36'28"E Length: 60.05'

Segment# 5: Line

Course: S85°58'48"W Length: 1898.52'

Segment# 6: Line

Course: N84°1'31"W Length: 318.08'

Segment# 7: Line

Course: N69°6'11"W Length: 238.93'

Segment# 8: Line

Course: S76°40'44"W Length: 185.36'

Closure Report of 10.125 Acre Tract

TRACT A

Segment# 1: Line

Course: S1°36'28"E Length: 566.07'

Segment# 2: Line

Course: N77°41'51"W Length: 966.78'

Segment# 3: Line

Course: N1°36'28"W Length: 373.90'

Segment# 4: Line

Course: S89°9'9"E Length: 939.29'

Perimeter: 2,846.04'	Area: 441,050.29 Sq.Ft. (10.125 Acres)
Error Closure: 0.0072	Course: S 0°51'42" E
Error North: -0.00723	East: 0.00011
Precision: 1:393,617.44	

Closure Report of 10.125 Acre Tract
TRACT B

Segment# 1: Line

Course: S1°36'28"E Length: 334.01'

Segment# 2: Line

Course: S85°58'48"W Length: 939.26'

Segment# 3: Line

Course: N1°36'28"W Length: 605.96'

Segment# 4: Line

Course: S77°41'51"E Length: 966.78'

Perimeter: 2,846.01'	Area: 441,047.72 Sq.Ft. (10.125 Acres)
Error Closure: 0.0017	Course: S 4°47'41" E
Error North: -0.00168	East: 0.00014
Precision: 1:1,689,163.92	

Closure Report of 0.430 Acre Tract

Segment# 1: Line

Course: S89°9'9"E Length: 49.44'

Segment# 2: Line

Course: S1°36'28"E Length: 384.01'

Segment# 3: Line

Course: N77°41'51"W Length: 50.89'

Segment# 4: Line

Course: N1°36'28"W Length: 373.90'

Perimeter: 858.24'	Area: 18,719.31 Sq.Ft. (0.430 Acres)
Error Closure: 0.0068	Course: S 27°32'26" E
Error North: -0.00599	East: 0.00313
Precision: 1:126,984.54	

Closure Report of 0.679 Acre Tract

Segment# 1: Line

Course: S77°41'51"E Length: 50.89'

Segment# 2: Line

Course: S1°36'28"E Length: 591.65'

Segment# 3: Line

Course: S85°58'48"W Length: 49.44'

Segment# 4: Line

Course: N1°36'28"W Length: 605.96'

Perimeter: 1,297.94'	Area: 29,578.80 Sq.Ft. (0.679 Acres)
Error Closure: 0.0051	Course: N 17°12'26" W
Error North: 0.00490	East: -0.00152
Precision: 1:253,281.77	

Closure Report of 1.109 Acre Tract

Segment# 1: Line

Course: N85°58'48"E Length: 1609.65'

Segment# 2: Line

Course: S1°36'28"E Length: 30.03'

Segment# 3: Line

Course: S85°58'48"W Length: 1609.65'

Segment# 4: Line

Course: N1°36'28"W Length: 30.03'

Perimeter: 3,279.36'	Area: 48,294.96 Sq.Ft. (1.109 Acres)
Error Closure: 0.0000	Course: S 0°0'0" W
Error North: -0.00000	East: 0.00000