

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

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

Description 2.300 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), southwest quarter of Section 2, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found at the intersection of Nonpariel Rd. aka T.R. 202 and Moreland Rd. aka C.R. 77 marking the southeast corner of the southwest quarter of Section 2, thence S 89 degrees 33' 11" W 313.13 feet along the section line and along Moreland Rd. aka C.R. 77 to a point, thence N 01 degrees 22' 51" W 377.14 feet along Drew A. Hilty and Rebekah E. Hilty's (O.R. 950 page 3948) west line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 89 degrees 33' 11" W 311.89 feet through the lands of GLE Holdings LLC (O.R. 980 page 5666, PN 30-00923.017) to an iron pin set on Andrew W. Weaver and Marlene Weaver's (O.R. 961 page 5511) east line;
- 2) N 01 degree 22' 51" W 321.28 feet partly along said Weaver's east line and partly along the east line of Lot 2 of Petersheim Farm (P.V. 30 page 394) and along Harvey S. Stutzman and Mary E. Stutzman's (O.R. 950 page 5102) east line to a 5/8 inch rebar found;
- 3) N 89 degrees 33' 11" E 311.89 feet along Andrew Shetler and Lorene Shetler's (O.R. 980 page 5580) south line to a 5/8 inch rebar found;
- 4) S 01 degrees 22' 51" E 321.28 feet partly along Enos D. Yoder and Lydia D. Yoder's (O.R. 950 page 2328) west line and partly along said Hilty's west line to the TRUE POINT OF BEGINNING.

This parcel contains 2.300 acres, but subject to all 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), southwest quarter of Section 2, County of Wayne and State of Ohio.

Commencing at a 5/8 inch rebar found at the intersection of Nonpariel Rd. aka T.R. 202 and Moreland Rd. aka C.R. 77 marking the southeast corner of the southwest quarter of Section 2, thence S 89 degrees 33' 11" W 610.02 feet along the section line and along Moreland Rd. aka C.R. 77 to a point the TRUE POINT OF BEGINNING.

thence N 01 degrees 22' 51" W 377.14 feet along the centerline of a 30 foot common access easement and through the lands of GLE Holdings LLC (O.R. 980 page 5666, PN 30-00923.017) to a point on the south line of the above described 2.300 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, November 21, 2025.
For survey, See Volume 44, Page 275 of the Wayne County Survey Records.



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Description 2.700 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), southwest quarter of Section 2, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found at the intersection of Nonpariel Rd. aka T.R. 202 and Moreland Rd. aka C.R. 77 marking the southeast corner of the southwest quarter of Section 2, thence S 89 degrees 33' 11" W 313.13 feet along the section line and along Moreland Rd. aka C.R. 77 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 01 degrees 22' 51" W 22.62 feet.

thence with the following FOUR (4) COURSES:

- 1) S 89 degrees 33' 11" W 311.89 feet along the section line and along Moreland Rd. aka C.R. 77 to a point, witnessed by a 5/8 inch rebar found N 01 degree 22' 51" W 23.23 feet;
- 2) N 01 degree 22' 51" W 377.14 feet along Andrew W. Weaver and Marlene Weaver's (O.R. 961 page 5511) east line to an iron pin set;
- 3) N 89 degrees 33' 11" E 311.89 feet through the lands of GLE Holdings LLC (O.R. 980 page 5666, PN 30-00923.017) to an iron pin set on Drew A. Hilty and Rebekah E. Hilty's (O.R. 950 page 3948) west line;
- 4) S 01 degrees 22' 51" E 377.14 feet along said Hilty's west line to the TRUE POINT OF BEGINNING.

This parcel contains 2.700 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), southwest quarter of Section 2, County of Wayne and State of Ohio.

Commencing at a 5/8 inch rebar found at the intersection of Nonpariel Rd. aka T.R. 202 and Moreland Rd. aka C.R. 77 marking the southeast corner of the southwest quarter of

Section 2, thence S 89 degrees 33' 11" W 610.02 feet along the section line and along Moreland Rd. aka C.R. 77 to a point the TRUE POINT OF BEGINNING.

thence N 01 degrees 22' 51" W 377.14 feet along the centerline of a 30 foot common access easement and through the lands of GLE Holdings LLC (O.R. 980 page 5666, PN 30-00923.017) to a point on the north line of the above described 2.700 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.

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Closure Report of 2.300 Acre Tract

Segment# 1: Line

Course: S89°33'11"W Length: 311.89'

Segment# 2: Line

Course: N1°22'51"W Length: 321.28'

Segment# 3: Line

Course: N89°33'11"E Length: 311.89'

Segment# 4: Line

Course: S1°22'51"E Length: 321.28'

Perimeter: 1,266.34' Area: 100,190.71 Sq.Ft. (2.300 Acres)

Error Closure: 0.0000 Course: N 90°0'0" W

Error North: 0.00000 East: -0.00000

Closure Report of 2.700 Acre Tract

Segment# 1: Line

Course: S89°33'11"W Length: 311.89'

Segment# 2: Line

Course: N1°22'51"W Length: 377.14'

Segment# 3: Line

Course: N89°33'11"E Length: 311.89'

Segment# 4: Line

Course: S1°22'51"E Length: 377.14'

Perimeter: 1,378.06' Area: 117,610.57 Sq.Ft. (2.700 Acres)

Error Closure: 0.0000 Course: S 90°0'0" E

Error North: 0.00000 East: 0.00000