

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

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

Description 2.064 acre parcel

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 29, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of the southwest quarter of Section 29, thence S 00 degrees 01' 27" W 656.92 feet along the section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) N 40 degrees 59' 04" E 290.60 feet through the lands of Firman M. Miller (O.R. 960 page 2993) to a point in a fence post;
- 2) S 14 degrees 04' 37" E 423.18 feet along Dannie M. Hilty and Clara D. Hilty's (O.R. 963 page 2360) west line to a point in the center of Messner Rd. aka T.R. 49, witnessed by a 5/8 inch rebar found N 14 degrees 04' 37" W 32.31 feet;
- 3) S 74 degrees 16' 16" W 104.04 feet along the centerline of Messner Rd. aka T.R. 49 to a 5/8 inch rebar found;
- 4) S 76 degrees 12' 16" W 199.24 feet along the centerline of Messner Rd. aka T.R. 49 to a point on the section line and at the intersection of Messner Rd. aka T.R. 49 and Cutter Rd. aka T.R. 205, witnessed by a 5/8 inch rebar found N 00 degrees 01' 27" E 30.00 feet;
- 5) N 00 degrees 01' 27" E 266.82 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 2.064 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 East Union (T-16 N, R-12 W), southwest quarter of Section 29, County of Wayne and State of Ohio.

Commencing at a 5/8 inch rebar found marking the northwest corner of the southwest quarter of Section 29, thence S 00 degrees 01' 27" W 923.74 feet along the section line

to a point at the intersection on Cutter Rd. aka T.R. 205 and Messner Rd. aka T.R. 49, thence N 76 degrees 12' 16" E 15.45 feet along the centerline of Messner Rd. aka T.R. 49 to a point the TRUE POINT OF BEGINNING.

thence N 00 degrees 01' 27" E 280.41 feet along the centerline of a 30 foot common access easement and through the lands of said Miller to a point on the north line of the above described 2.064 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 18, 2025.
For survey, See Volume 44, Page 301 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938



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Description 6.497 acre parcel

Situated in the Township of East Union (T-16 N, R-12 W), southwest and northwest quarters of Section 29, County of Wayne and State of Ohio.

Described as follows:

Beginning at a 5/8 inch rebar found marking the southwest corner of the northwest quarter of Section 29 the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) N 00 degrees 03' 30" W 303.03 feet along the section line to a 5/8 inch rebar found;
- 2) N 77 degrees 03' 47" E 366.71 feet along Wayne A. Miller and Alma L. Miller's (O.R. 960 page 88) south line to a 5/8 inch rebar found on Andrew L. Schlabach and Elsie L. Schlabach's (O.R. 960 page 2266) west line;
- 3) S 00 degrees 19' 03" W 634.78 feet (passing into the southwest quarter of Section 29) along said Schlabach and Atlee I. Hilty and Naomi U. Hilty (O.R. 963 page 2363) and Dannie M. Hilty and Clara D. Hilty's (O.R. 963 page 2360) west line to a 5/8 inch rebar found;
- 4) S 40 degrees 59' 04" W 539.53 feet partly along said Dannie M. Hilty and Clara D. Hilty's west line and partly through the lands of Firman M. Miller (O.R. 960 page 2993) to an iron pin set on the section line;
- 5) N 00 degrees 01' 27" E 656.92 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 6.497 acres, but subject to all highways and easements of record. Containing 2.782 acres in the northwest quarter and 3.715 acres in the southwest quarter of Section 29.

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 East Union (T-16 N, R-12 W), southwest quarter of Section 29, County of Wayne and State of Ohio.

Commencing at a 5/8 inch rebar found marking the northwest corner of the southwest quarter of Section 29, thence S 00 degrees 01' 27" W 923.74 feet along the section line to a point at the intersection on Cutter Rd. aka T.R. 205 and Messner Rd. aka T.R. 49, thence N 76 degrees 12' 16" E 15.45 feet along the centerline of Messner Rd. aka T.R. 49 to a point the TRUE POINT OF BEGINNING.

thence N 00 degrees 01' 27" E 280.41 feet along the centerline of a 30 foot common access easement and through the lands of said Firman M. Miller to a point on the south line of the above described 6.497 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 2.064 Acre Tract

Segment# 1: Line

Course: N40°59'4"E Length: 290.60'

Segment# 2: Line

Course: S14°4'37"E Length: 423.18'

Segment# 3: Line

Course: S74°16'16"W Length: 104.04'

Segment# 4: Line

Course: S76°12'16"W Length: 199.24'

Segment# 5: Line

Course: N0°1'27"E Length: 266.82'

Perimeter: 1,283.88'	Area: 89,925.16 Sq.Ft. (2.064 Acres)
Error Closure: 0.0067	Course: S 50°13'41" E
Error North: -0.00428	East: 0.00514
Precision: 1:191,974.79	

Closure Report of 6.497 Acre Tract

Segment# 1: Line

Course: N0°3'30"W Length: 303.03'

Segment# 2: Line

Course: N77°3'47"E Length: 366.71'

Segment# 3: Line

Course: S0°19'3"W Length: 634.78'

Segment# 4: Line

Course: S40°59'4"W Length: 539.53'

Segment# 5: Line

Course: N0°1'27"E Length: 656.92'

Perimeter: 2,500.97'	Area: 282,994.39 Sq.Ft. (6.497 Acres)
Error Closure: 0.0065	Course: N 1°20'22" E
Error North: 0.00649	East: 0.00015
Precision: 1:385,067.52	