

Baker Surveying
138 N Clay St.
Millersburg, OH 44654

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

Description 26.806 acre parcel

Situated in the Township of Milton (T-18 N, R-12 W), southwest quarter of Section 4,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 1 inch rebar found in Doylestown Road aka C.R. 70 marking the northwest corner of the southwest quarter of Section 4, thence S 89 degrees 26' 23" E 224.30 feet along the quarter section line and along Doylestown Road aka C.R. 70 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 26 degrees 48' 35" W 20.72 feet.

thence with the following NINE (9) COURSES:

- 1) S 89 degree 26' 23" E 718.47 feet along the quarter section line and along Doylestown Road aka C.R. 70 to a point, witnessed by an iron pin set S 00 degrees 43' 08" E 33.87 feet;
- 2) S 00 degree 43' 08" E 674.65 feet through the lands of Rural Farms LLC (O.R. 983 page 2631, PN 36-00864.000) to an iron pin set;
- 3) N 89 degrees 26' 23" W 98.75 feet through the lands of said Rural Farms LLC to an iron pin set;
- 4) S 00 degrees 55' 55" E 689.52 feet through the lands of said Rural Farms LLC to an iron pin set on Given Brothers Farms LLC's (O.R. 965 page 5082) north line;
- 5) S 89 degrees 35' 22" W 843.76 feet along said Given Brothers Farms LLC to a 1 inch rebar found on the section line;
- 6) N 00 degrees 49' 41" W 988.58 feet along the section line to a 5/8 inch rebar found;
- 7) N 75 degrees 03' 50" E 99.31 feet along Timothy James Dawson's (O.R. 945 page 4341) south line to a 5/8 inch rebar found;
- 8) N 12 degrees 45' 46" E 221.61 feet along said Dawson's east line to a 5/8 inch rebar found;

- 9) N 26 degrees 48' 35" E 163.50 feet along said Dawson's east line to the TRUE POINT OF BEGINNING.

This parcel contains 26.806 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".

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, April 9, 2026.

For survey, See Volume yy, Page 302 of the Wayne County Survey Records.

Donald C. Baker

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Description 8.427 acre parcel

Situated in the Township of Milton (T-18 N, R-12 W), southwest quarter of Section 4,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 1 inch rebar found in Doylestown Road aka C.R. 70 marking the northwest corner of the southwest quarter of Section 4, thence S 89 degrees 26' 23" E 942.77 feet along the quarter section line and along Doylestown Road aka C.R. 70 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 00 degrees 43' 08" E 33.87 feet.

thence with the following EIGHT (8) COURSES:

- 1) S 89 degree 26' 23" E 30.01 feet along the quarter section line and along Doylestown Road aka C.R. 70 to a point, witnessed by an iron pin set S 00 degrees 43' 08" E 27.11 feet;
- 2) S 00 degree 43' 08" E 674.65 feet through the lands of Rural Farms LLC (O.R. 983 page 2631, PN 36-00864.000) to an iron pin set;
- 3) S 89 degrees 26' 23" E 377.55 feet through the lands of said Rural Farms LLC to an iron pin set;
- 4) S 00 degrees 55' 55" E 680.95 feet through the lands of said Rural Farms LLC to a 5/8 inch rebar found;
- 5) S 89 degrees 35' 22" W 506.16 feet along Given Brothers Farms LLC's (O.R. 965 page 5082) north line to an iron pin set;
- 6) N 00 degrees 55' 55" W 689.52 feet through the lands of said Rural Farms LLC to an iron pin set;
- 7) S 89 degrees 26' 23" E 98.75 feet through the lands of said Rural Farms LLC to an iron pin set;
- 8) N 00 degrees 43' 08" W 674.65 feet through the lands of said Rural Farms LLC to the TRUE POINT OF BEGINNING.

This parcel contains 8.427 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".

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, April 9, 2026.

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Description 5.827 acre parcel

Situated in the Township of Milton (T-18 N, R-12 W), southwest quarter of Section 4,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 1 inch rebar found in Doylestown Road aka C.R. 70 marking the
northwest corner of the southwest quarter of Section 4, thence S 89 degrees 26' 23" E
972.78 feet along the quarter section line and along Doylestown Road aka C.R. 70 to a
point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 00 degrees 43'
08" E 27.11 feet.

thence with the following FOUR (4) COURSES:

- 1) S 89 degree 26' 23" E 375.04 feet along the quarter section line and along
Doylestown Road aka C.R. 70 to a point, witnessed by an iron pin set S 00 degrees
55' 55" E 26.58 feet;
- 2) S 00 degree 55' 55" E 674.71 feet through the lands of Rural Farms LLC (O.R. 983
page 2631, PN 36-00864.000) to an iron pin set;
- 3) N 89 degrees 26' 23" W 377.55 feet through the lands of said Rural Farms LLC to
an iron pin set;
- 4) N 00 degrees 43' 08" W 674.65 feet through the lands of said Rural Farms LLC to
the TRUE POINT OF BEGINNING.

This parcel contains 5.827 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".

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, April 9, 2026.

For survey, See Volume YY, Page 302 of the Wayne County Survey Records.


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Description 11.122 acre parcel

Situated in the Township of Milton (T-18 N, R-12 W), southwest quarter of Section 4,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found in Doylestown Road aka C.R. 70 marking the
northeast corner of the southwest quarter of Section 4, thence N 89 degrees 26' 23" W
1318.28 feet along the quarter section line and along Doylestown Road aka C.R. 70 to a
point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 00 degrees 55'
55" E 31.00 feet.

thence with the following SIX (6) COURSES:

- 1) S 00 degrees 55' 55" E 674.71 feet through the lands of Rural Farms LLC (O.R. 983
page 2631, PN 36-00863.000) to an iron pin set;
- 2) S 89 degrees 26' 23" E 659.81 feet through the lands of Rural Farms LLC to an iron
pin set on Kenneth L. Bauman, Trustee (O.R. 930 page 5162) and Joshua A.
Bauman (O.R. 160 page 804) west line;
- 3) S 01 degree 06' 41" E 663.47 feet along said Trustees' west line and along Paul E.
Rowland and Helen F. Rowland's (D.V. 633 page 541) north line to a 5/8 inch rebar
found;
- 4) S 89 degrees 06' 30" W 691.67 feet along said Rowland's north line to a 5/8 inch
rebar found;
- 5) N 00 degrees 55' 55" W 1355.66 feet through the lands of said Rural Farms LLC to
a point on the quarter section line and in Doylestown Road aka C.R. 70, witnessed
by an iron pin set S 00 degrees 55' 55" E 26.58 feet;
- 6) S 89 degrees 26' 23" E 30.01 feet along the quarter section line and along
Doylestown Road aka C.R. 70 to the TRUE POINT OF BEGINNING.

This parcel contains 11.122 acres, but subject to all highways and easements of record.

The above described 11.122 acre parcel is subject to and has the right to use a 30 foot common access easement further described as follows:

Situated in the Township of Milton (T-18 N, R-12 W), southwest quarter of Section 4, County of Wayne and State of Ohio.

Commencing at a 5/8 inch rebar found in Doylestown Road aka C.R. 70 marking the northeast corner of the southwest quarter of Section 4, thence N 89 degrees 26' 23" W 1333.28 feet along the quarter section line and along Doylestown Road aka C.R. 70 to a point the TRUE POINT OF BEGINNING.

Thence S 00 degrees 55' 55" E 150.00 feet along the centerline of said 30 foot common access easement to a point 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, April 9, 2026.

For survey, See Volume 44, Page 302 of the Wayne County Survey Records.



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Description 10.200 acre parcel

Situated in the Township of Milton (T-18 N, R-12 W), southwest quarter of Section 4,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found in Doylestown Road aka C.R. 70 marking the northeast corner of the southwest quarter of Section 4, thence N 89 degrees 26' 23" W 660.58 feet along the quarter section line and along Doylestown Road aka C.R. 70 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 01 degree 06' 41" E 14.36 feet.

thence with the following FOUR (4) COURSES:

- 1) S 01 degree 06' 41" E 674.77 feet along Kenneth B. Stiner and Carol J. Stiner (D.V. 599 page 585), Kenneth L. Bauman Trustee (O.R. 930 page 5162) and Joshua A. Bauman (O.R. 160 page 804) west line to an iron pin set;
- 2) N 89 degrees 26' 23" W 659.81 feet through the lands of Rural Farms LLC (O.R. 983 page 2631, PN 36-00863.000) to an iron pin set;
- 3) N 00 degrees 55' 55" W 674.71 feet through the lands of said Rural Farms LLC to a point on the quarter section line and in Doylestown Road aka C.R. 70, witnessed by an iron pin set S 00 degrees 55' 55" E 31.00 feet;
- 4) S 89 degrees 26' 23" E 657.70 feet along the quarter section line and along Doylestown Road aka C.R. 70 to the TRUE POINT OF BEGINNING.

This parcel contains 10.200 acres, but subject to all highways and easements of record.

Also conveying a 30 foot common access easement further described as follows:

Situated in the Township of Milton (T-18 N, R-12 W), southwest quarter of Section 4,
County of Wayne and State of Ohio.

Commencing at a 5/8 inch rebar found in Doylestown Road aka C.R. 70 marking the northeast corner of the southwest quarter of Section 4, thence N 89 degrees 26' 23" W 1333.28 feet along the quarter section line and along Doylestown Road aka C.R. 70 to a point the TRUE POINT OF BEGINNING.

Thence S 00 degrees 55' 55" E 150.00 feet along the centerline of said 30 foot common access easement to a point 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 Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

This description prepared by Donald C. Baker, P.S. 6938, April 9, 2026.

For survey, See Volume yy, Page 302 of the Wayne County Survey Records.



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Closure Report of 26.806 Acre Tract

Segment# 1: Line

Course: S89°26'23"E Length: 718.47'

Segment# 2: Line

Course: S0°43'8"E Length: 674.65'

Segment# 3: Line

Course: N89°26'23"W Length: 98.75'

Segment# 4: Line

Course: S0°55'55"E Length: 689.52'

Segment# 5: Line

Course: S89°35'22"W Length: 843.76'

Segment# 6: Line

Course: N0°49'41"W Length: 988.58'

Segment# 7: Line

Course: N75°3'50"E Length: 99.31'

Segment# 8: Line

Course: N12°45'46"E Length: 221.61'

Segment# 9: Line

Course: N26°48'35"E

Length: 163.50'

Perimeter: 4,498.15'

Area: 1,167,681.11 Sq.Ft. (26.8063 Acres)

Error Closure: 0.0015

Course: S 12°48'40" E

Error North: -0.00148

East: 0.00034

Precision: 1:2,968,741.70

Closure Report of 8.427 Acre Tract

Segment# 1: Line

Course: S89°26'23"E Length: 30.01'

Segment# 2: Line

Course: S0°43'8"E Length: 674.65'

Segment# 3: Line

Course: S89°26'23"E Length: 377.55'

Segment# 4: Line

Course: S0°55'55"E Length: 680.95'

Segment# 5: Line

Course: S89°35'22"W Length: 506.16'

Segment# 6: Line

Course: N0°55'55"W Length: 689.52'

Segment# 7: Line

Course: S89°26'23"E Length: 98.75'

Segment# 8: Line

Course: N0°43'8"W Length: 674.65'

Perimeter: 3,732.24'
Error Closure: 0.0090
Error North: 0.00899
Precision: 1:414,406.37

Area: 367,067.26 Sq.Ft. (8.4267 Acres)
Course: N 3°49'58" E
East: 0.00060

Closure Report of 5.827 Acre Tract

Segment# 1: Line

Course: S89°26'23"E Length: 375.04'

Segment# 2: Line

Course: S0°55'55"E Length: 674.71'

Segment# 3: Line

Course: N89°26'23"W Length: 377.55'

Segment# 4: Line

Course: N0°43'8"W Length: 674.65'

Perimeter: 2,101.95'	Area: 253,804.05 Sq.Ft. (5.8265 Acres)
Error Closure: 0.0008	Course: S 33°57'6" E
Error North: -0.00069	East: 0.00047
Precision: 1:2,520,634.60	

Closure Report of 11.122 Acre Tract

Segment# 1: Line

Course: S0°55'55"E Length: 674.71'

Segment# 2: Line

Course: S89°26'23"E Length: 659.81'

Segment# 3: Line

Course: S1°6'41"E Length: 663.47'

Segment# 4: Line

Course: S89°6'30"W Length: 691.67'

Segment# 5: Line

Course: N0°55'55"W Length: 1355.66'

Segment# 6: Line

Course: S89°26'23"E Length: 30.01'

Perimeter: 4,075.33'	Area: 484,481.65 Sq.Ft. (11.1222 Acres)
Error Closure: 0.0082	Course: S 46°37'55" E
Error North: -0.00562	East: 0.00594
Precision: 1:498,375.25	

Closure Report of 10.200 Acre Tract

Segment# 1: Line

Course: S1°6'41"E Length: 674.77'

Segment# 2: Line

Course: N89°26'23"W Length: 659.81'

Segment# 3: Line

Course: N0°55'55"W Length: 674.71'

Segment# 4: Line

Course: S89°26'23"E Length: 657.70'

Perimeter: 2,666.99'	Area: 444,316.50 Sq.Ft. (10.2001 Acres)
Error Closure: 0.0044	Course: N 67°29'35" W
Error North: 0.00168	East: -0.00405
Precision: 1:608,410.41	