

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

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

Description 1.713 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 3/4 inch pipe found at the intersection of Moreland Rd. aka C.R. 77
and Nonpariel Rd. aka T.R. 202 marking the southeast corner of the southwest quarter
of Section 2, thence N 01 degree 22' 51" W 997.62 feet along the quarter section line
and along Nonpariel Rd. aka T.R. 202 to a point, thence S 89 degrees 33' 11" W 30.00
feet through the lands of Andrew Shetler and Lorene Shetler (O.R. 980 page 5580) to an
iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) S 89 degrees 33' 11" W 445.00 feet through the lands of said Shetler to an iron pin
set;
- 2) S 01 degree 22' 51" E 299.20 feet through the lands of said Shetler to an iron pin set
on GLE Holdings, LLC's (O.R. 980 page 5666) north line;
- 3) S 89 degrees 33' 11" W 150.02 feet along said GLE Holdings LLC's north line to a
5/8 inch rebar found on the east line of Lot 2 of Petersheim FARM (P.V. 30 page
394) and on Harvey S. Stutzman and Mary E. Stutzman's (O.R. 950 page 5102) east
line;
- 4) N 01 degrees 22' 51" W 349.21 feet along the east line of said Lot 2 and along said
Stutzman's east line to a point;
- 5) N 89 degrees 33' 11" E 595.02 feet along the easterly line of said Lot 2 and along
said Stutzman's easterly line to a 5/8 inch rebar found;
- 6) S 01 degree 22' 51" E 50.01 feet through the lands of said Shetler to the TRUE
POINT OF BEGINNING.

This parcel contains 1.713 acres, but subject to all highways and easements of record.

The 1.713 acre parcel is being created pursuant to Ohio Revised Code Section 711.001 wherein it is a transfer of property between adjoining land owners and does not create an additional 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 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, November 24, 2025.

For survey, See Volume yy, Page 340 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938



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Description 0.034 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 3/4 inch pipe found at the intersection of Moreland Rd. aka C.R. 77
and Nonpariel Rd. aka T.R. 202 marking the southeast corner of the southwest quarter
of Section 2, thence N 01 degree 22' 51" W 997.62 feet along the quarter section line
and along Nonpariel Rd. aka T.R. 202 to a point the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 89 degrees 33' 11" W 30.00 feet through the lands of Andrew Shetler and Lorene
Shetler (O.R. 980 page 5580) to an iron pin set;
- 2) N 01 degree 22' 51" W 50.01 feet through the lands of said Shetler to a 5/8 inch
rebar found;
- 3) N 89 degrees 33' 11" E 30.00 feet to a point on the quarter section line and in
Nonpariel Rd. aka T.R. 202;
- 4) S 01 degrees 22' 51" E 50.01 feet along the quarter section line and along Nonpariel
Rd. aka T.R. 202 to the TRUE POINT OF BEGINNING.

This parcel contains 0.034 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, November 24, 2025.
For survey, See Volume yy, Page 340 of the Wayne County Survey Records.



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Description 3.262 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 3/4 inch pipe found at the intersection of Moreland Rd. aka C.R. 77
and Nonpariel Rd. aka T.R. 202 marking the southeast corner of the southwest quarter
of Section 2, thence N 01 degree 22' 51" W 698.42 feet along the quarter section line
and along Nonpariel Rd. aka T.R. 202 to a point the TRUE POINT OF BEGINNING,
witnessed by a 5/8 inch rebar found S 89 degrees 33' 11" W 18.30 feet.

thence with the following FOUR (4) COURSES:

- 1) S 89 degrees 33' 11" W 475.00 feet along Enos D. Yoder and Lydia D. Miller (O.R.
950 page 2328) and GLE Holdings LLC's (O.R. 980 page 5666) north line to an iron
pin set;
- 2) N 01 degrees 22' 51" W 299.20 feet through the lands of Andrew Shetler and Lorene
Shetler (O.R. 980 page 5580) to an iron pin set;
- 3) N 89 degrees 33' 11" E 475.00 feet through the lands of said Shetler to a point on
the quarter section line and in Nonpariel Rd. aka T.R. 202, witnessed by an iron pin
set S 89 degrees 33' 11" W 30.00 feet;
- 4) S 01 degrees 22' 51" E 299.20 feet along the quarter section line and along
Nonpariel Rd. aka T.R. 202 to the TRUE POINT OF BEGINNING.

This parcel contains 3.262 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, November 24, 2025.
For survey, See Volume yy, Page 340 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938



Closure Report of 1.713 Acre Tract

Segment# 1: Line

Course: S89°33'11"W Length: 445.00'

Segment# 2: Line

Course: S1°22'51"E Length: 299.20'

Segment# 3: Line

Course: S89°33'11"W Length: 150.02'

Segment# 4: Line

Course: N1°22'51"W Length: 349.21'

Segment# 5: Line

Course: N89°33'11"E Length: 595.02'

Segment# 6: Line

Course: S1°22'51"E Length: 50.01'

Perimeter: 1,888.46'	Area: 74,633.02 Sq.Ft. (1.713 Acres)
Error Closure: 0.0000	Course: N 0°0'0" E
Error North: 0.00000	East: 0.00000

Closure Report of 3.262 Acre Tract

Segment# 1: Line

Course: S89°33'11"W Length: 475.00'

Segment# 2: Line

Course: N1°22'51"W Length: 299.20'

Segment# 3: Line

Course: N89°33'11"E Length: 475.00'

Segment# 4: Line

Course: S1°22'51"E Length: 299.20'

Perimeter: 1,548.40'	Area: 142,101.12 Sq.Ft. (3.262 Acres)
Error Closure: 0.0000	Course: S 90°0'0" E
Error North: 0.00000	East: 0.00000

Closure Report of 0.034 Acre Tract

Segment# 1: Line

Course: S89°33'11"W Length: 30.00'

Segment# 2: Line

Course: N1°22'51"W Length: 50.01'

Segment# 3: Line

Course: N89°33'11"E Length: 30.00'

Segment# 4: Line

Course: S1°22'51"E Length: 50.01'

Perimeter: 160.02'	Area: 1,500.10 Sq.Ft. (0.034 Acres)
Error Closure: 0.0000	Course: S 90°0'0" E
Error North: 0.00000	East: 0.00000