

Baker Surveying
138 N Clay St.
Millersburg, OH 44654

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

Description 1.242 acre parcel

Situated in the Township of Paint (T-15 N, R-11 W), southeast quarter of Section 14,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found marking the southwest corner of the southeast quarter of Section 14, thence N 00 degrees 10' 04" W 130.46 feet along the quarter section line to a 5/8 inch rebar found, thence N 77 degrees 02' 40" E 139.15 feet along Leroy M. Miller and Rhoda R. Miller's (O.R. 980 page 3628) south line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following TEN (10) COURSES:

- 1) N 30 degrees 32' 54" E 190.40 feet along said Miller's east line to a 5/8 inch rebar found;
- 2) N 67 degrees 26' 57" E 127.45 feet along Greenup Investments, LLC's (O.R. 980 page 3622) south line to an iron pin set;
- 3) N 22 degrees 32' 11" E 258.82 feet along said Greenup Investments, LLC's east line to a 5/8 inch rebar found;
- 4) N 65 degrees 43' 56" W 128.73 feet along said Greenup Investments, LLC's east line to a 5/8 inch rebar found;
- 5) N 25 degrees 49' 21" E 170.92 feet along said Greenup Investments, LLC's east line to a point in U.S. 250 aka Dover Rd. and on Zane D. Yoder and Regina R. Yoder's (O.R. 936 page 3668) south line, witnessed by a 5/8 inch rebar found S 25 degrees 49' 21" W 95.55 feet;
- 6) S 62 degrees 43' 55" E 82.20 feet along U.S. 250 aka Dover Rd. and along said Yoder and Reuben L. Hostetler's (O.R. 936 page 3649) south line to a point, witnessed by an iron pin set S 08 degrees 34' 09" E 71.51 feet;
- 7) S 08 degrees 34' 09" E 168.35 feet through the lands of Martin Miller and Clara Miller (O.R. 982 page 359) to an iron pin set;
- 8) S 23 degree 11' 33" W 280.46 feet through the lands of said Martin Miller and Clara Miller to an iron pin set;

- 9) S 45 degrees 51' 55" W 258.41 feet through the lands of said Martin Miller and Clara Miller to an iron pin set on Henry E. Yoder and Susie J. Yoder's (O.R. 767 page 1411) north line;
- 10) S 77 degrees 02' 40" W 74.91 feet along said Yoder's north line to the TRUE POINT OF BEGINNING.

This parcel contains 1.242 acres, but subject to all highways and easements of record. To go to adjoiner (PN 39-00605.008).

The above described 1.242 acre parcel has access by an existing 30 foot easement recorded in O.R. 982 page 359.

The above described 1.242 acre parcel is being created pursuant to Ohio Revised Code Section 711.001 wherein it is a transfer of property between adjoining landowners and does not create an additional building site, and is not to be used as a separate 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".

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, July 9, 2026.

For survey, See Volume yy, Page 351 of the Wayne County Survey Records.



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Description 1.242 acre parcel

Situated in the Township of Paint (T-15 N, R-11 W), southeast quarter of Section 14, County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found marking the southwest corner of the southeast quarter of Section 14, thence N 00 degrees 10' 04" W 130.46 feet along the quarter section line to a 5/8 inch rebar found, thence N 77 degrees 02' 40" E 214.07 feet along Leroy M. Miller and Rhoda R. Miller (O.R. 980 page 3628) and along Martin Miller and Clara Miller's (O.R. 982 page 359) south line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) N 77 degrees 02' 40" E 490.63 feet along said Miller's south line to a point;
- 2) N 35 degrees 42' 46" E 348.08 feet along said Miller's south line to a point in U.S. 250 aka Dover Rd. and on 17494 Dover Road LLC's (O.R. 981 page 3747) south line;
- 3) S 62 degrees 43' 55" E 60.66 feet along U.S. 250 aka Dover Rd. and along said 17494 Dover Road LLC's south line to a point;
- 4) S 35 degrees 42' 46" W 379.63 feet along said Miller's (O.R. 959 page 434) north line to a point;
- 5) S 77 degrees 02' 40" W 230.72 feet along said Miller's north line to a point;
- 6) S 74 degrees 46' 28" W 299.08 feet along said Miller's north line to a 5/8 inch rebar found;
- 7) N 00 degrees 10' 04" W 73.68 feet through the lands of said Yoder to the TRUE POINT OF BEGINNING.

This parcel contains 1.242 acres, but subject to all highways and easements of record. To go to adjoiner (PN 39-00605.006).

The above described 1.242 acre parcel is being created pursuant to Ohio Revised Code Section 711.001 wherein it is a transfer of property between adjoining landowners and

does not create an additional building site, and is not to be used as a separate 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".

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, July 9, 2026.

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Description 3.787 acre parcel

Situated in the Township of Paint (T-15 N, R-11 W), southeast quarter of Section 14,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found marking the southwest corner of the southeast quarter of Section 14, thence N 00 degrees 10' 04" W 130.46 feet along the quarter section line to a 5/8 inch rebar found, thence N 77 degrees 02' 40" E 214.07 feet along Henry E. Yoder and Susie J. Yoder's (O.R. 767 page 1411) north line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) N 45 degrees 51' 55" E 258.41 feet through the lands of Martin Miller and Clara Miller (O.R. 982 page 359) to an iron pin set;
- 2) N 23 degrees 11' 33" E 280.46 feet through the lands of said Miller to an iron pin set;
- 3) N 08 degrees 34' 09" W 168.35 feet through the lands of said Miller to a point in U.S. 250 aka Dover Rd. and on Reuben L. Hostetler's (O.R. 936 page 3649) south line, witnessed by an iron pin set S 08 degrees 34' 09" E 71.51 feet;
- 4) S 62 degrees 43' 55" E 461.82 feet along U.S. 250 aka Dover Rd. and along said Hostetler and Zane D. Yoder and Regina R. Yoder (O.R. 936 page 3668) and 17494 Dover Road LLC's (O.R. 981 page 3747) south line to a point;
- 5) S 35 degrees 42' 46" W 348.08 feet along said Henry E. Yoder and Susie J. Yoder's west line to a point;
- 6) S 77 degrees 02' 40" W 490.63 feet along said Henry E. Yoder and Susie J. Yoder's west line to the TRUE POINT OF BEGINNING.

This parcel contains 3.787 acres, but subject to all highways and easements of record.
To go to adjoiner (PN 39-00605.006).

The above described 3.787 acre parcel is being created pursuant to Ohio Revised Code Section 711.001 wherein it is a transfer of property between adjoining landowners and

does not create an additional building site, and is not to be used as a separate 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".

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, July 9, 2026.

For survey, See Volume 44, Page 351 of the Wayne County Survey Records.



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Description 13.052 acre parcel

Situated in the Township of Paint (T-15 N, R-11 W), southeast quarter of Section 14 and the northeast quarter of Section 23, County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found marking the southwest corner of the southeast quarter of Section 14, thence N 62 degrees 34' 24" E 219.32 feet to a 5/8 inch rebar found, thence N 74 degrees 46' 28" E 14.28 feet to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following ELEVEN (11) COURSES:

- 1) N 00 degrees 10' 04" W 73.68 feet to an iron pin set;
- 2) N 45 degrees 51' 55" E 258.41 feet to an iron pin set;
- 3) N 23 degrees 11' 33" E 280.46 feet to an iron pin set;
- 4) N 08 degrees 34' 09" W 168.35 feet to a point in U.S. 250 aka Dover Rd. and on Reuben L. Hostetler's (O.R. 936 page 3649) south line, witnessed by an iron pin set S 08 degrees 34' 09" E 71.51 feet;
- 5) S 62 degrees 43' 55" E 583.13 feet along U.S. 250 aka Dover Rd. and along said Hostetler and Zane D. Yoder and Regina R. Yoder (O.R. 936 page 3668) and 17494 Dover Road LLC's (O.R. 981 page 3747) south line to a point, witnessed by a mag nail set S 35 degrees 42' 48" W 49.13 feet;
- 6) S 35 degrees 42' 48" W 69.48 feet along Rachel D. Kline, Jonathan W. Weaver and Leah L. Weaver's (O.R. 910 page 950) west line to an iron pin set;
- 7) S 22 degrees 46' 39" W 307.83 feet along said Kline and Weaver's west line to a 5/8 inch rebar found;
- 8) S 04 degrees 11' 27" W 402.93 feet (passing into the northeast quarter of Section 23) along said Kline and Weaver's west line to a 5/8 inch rebar found;
- 9) S 65 degrees 41' 11" W 340.09 feet along said Kline and Weaver's west line to a 5/8 inch rebar found;

- 10) S 80 degrees 57' 29" W 285.65 feet along said Kline and Weaver's west line to a 5/8 inch rebar found on Henry E. Yoder and Susie J. Yoder's (O.R. 738 page 1122) east line;
- 11) N 00 degrees 51' 27" W 516.35 feet (passing into the southeast quarter of Section 14) along said Yoder's east line to the TRUE POINT OF BEGINNING.

This parcel contains 13.052 acres, but subject to all highways and easements of record. Containing 8.302 acres in the southeast quarter of Section 14 and 4.750 acres in the northeast quarter of Section 23.

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, July 9, 2026.
For survey, See Volume 44, Page 351 of the Wayne County Survey Records.



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Description 1.724 acre parcel

Situated in the Township of Paint (T-15 N, R-11 W), southeast quarter of Section 14,
County of Wayne and State of Ohio.

Described as follows:

Beginning at a stone found marking the southwest corner of the southeast quarter of
Section 14 the TRUE POINT OF BEGINNING.

thence with the following FOURTEEN (14) COURSES:

- 1) N 00 degrees 10' 04" W 130.46 feet along the quarter section line to a 5/8 inch rebar found;
- 2) N 77 degrees 02' 40" E 139.15 feet along Leroy M. Miller and Rhoda R. Miller's (O.R. 980 page 3628) south line to a 5/8 inch rebar found;
- 3) N 30 degrees 32' 54" E 190.40 feet along said Miller's east line to a 5/8 inch rebar found;
- 4) N 67 degrees 26' 57" E 127.45 feet along Greenup Investments, LLC's (O.R. 980 page 3622) south line to an iron pin set;
- 5) N 22 degrees 32' 11" E 258.82 feet along said Greenup Investments, LLC's east line to a 5/8 inch rebar found;
- 6) N 65 degrees 43' 56" W 128.73 feet along said Greenup Investments, LLC's east line to a 5/8 inch rebar found;
- 7) N 25 degrees 49' 21" E 170.92 feet along said Greenup Investments, LLC's east line to a point in U.S. 250 aka Dover Rd. and on Zane D. Yoder and Regina R. Yoder's (O.R. 936 page 3668) south line, witnessed by a 5/8 inch rebar found S 25 degrees 49' 21" W 95.55 feet;
- 8) S 62 degrees 43' 55" E 82.20 feet along U.S. 250 aka Dover Rd. and along said Yoder and Reuben L. Hostetler's (O.R. 936 page 3649) south line to a point, witnessed by an iron pin set S 08 degrees 34' 09" E 71.51 feet;
- 9) S 08 degrees 34' 09" E 168.35 feet through the lands of Martin Miller and Clara Miller (O.R. 982 page 359) to an iron pin set;
- 10) S 23 degrees 11' 33" W 280.46 feet through the lands of said Martin Miller and Clara Miller to an iron pin set;
- 11) S 45 degrees 51' 55" W 258.41 feet through the lands of said Martin Miller and Clara Miller to an iron pin set on Henry E. Yoder and Susie J. Yoder's (O.R. 767 page 1411) north line;
- 12) S 00 degrees 10' 04" E 73.68 feet through the lands of said Yoder to a 5/8 inch rebar found;
- 13) S 74 degrees 46' 28" W 14.28 feet through the lands of said Yoder to a 5/8 inch rebar found;
- 14) S 62 degrees 34' 24" W 219.32 feet through the lands of said Yoder to the TRUE POINT OF BEGINNING.

This parcel contains 1.724 acres, but subject to all highways and easements of record.
To go to adjoiner (PN 39-00605.004).

The above described 1.724 acre parcel has access by an existing 30 foot easement recorded in O.R. 982 page 359.

The above described 1.724 acre parcel is being created pursuant to Ohio Revised Code Section 711.001 wherein it is a transfer of property between adjoining landowners and does not create an additional building site, and is not to be used as a separate 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".

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, July 9, 2026.

For survey, See Volume yy, Page 351 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938



Closure Report of 1.242 Acre Tract

Segment# 1: Line

Course: N30°32'54"E Length: 190.40'

Segment# 2: Line

Course: N67°26'57"E Length: 127.45'

Segment# 3: Line

Course: N22°32'11"E Length: 258.82'

Segment# 4: Line

Course: N65°43'56"W Length: 128.73'

Segment# 5: Line

Course: N25°49'21"E Length: 170.92'

Segment# 6: Line

Course: S62°43'55"E Length: 82.20'

Segment# 7: Line

Course: S8°34'9"E Length: 168.35'

Segment# 8: Line

Course: S23°11'33"W Length: 280.46'

Segment# 9: Line

Course: S45°51'55"W Length: 258.41'

Segment# 10: Line

Course: S77°2'40"W Length: 74.91'

Perimeter: 1,740.65'

Error Closure: 0.0068

Error North: -0.00334

Precision: 1:257,167.42

Area: 54,112.81 Sq.Ft. (1.2423 Acres)

Course: S 60°28'49" W

East: -0.00589

Closure Report of 1.242 Acre Tract

Segment# 1: Line

Course: N77°2'40"E Length: 490.63'

Segment# 2: Line

Course: N35°42'46"E Length: 348.08'

Segment# 3: Line

Course: S62°43'55"E Length: 60.66'

Segment# 4: Line

Course: S35°42'46"W Length: 379.63'

Segment# 5: Line

Course: S77°2'40"W Length: 230.72'

Segment# 6: Line

Course: S74°46'28"W Length: 299.08'

Segment# 7: Line

Course: N0°10'4"W Length: 73.68'

Perimeter: 1,882.48' Area: 54,115.97 Sq.Ft. (1.2423 Acres)
Error Closure: 0.0031 Course: N 28°25'35" E

Error North: 0.00277

East: 0.00150

Precision: 1:598,344.19

Closure Report of 3.787 Acre Tract

Segment# 1: Line

Course: N45°51'55"E Length: 258.41'

Segment# 2: Line

Course: N23°11'33"E Length: 280.46'

Segment# 3: Line

Course: N8°34'9"W Length: 168.35'

Segment# 4: Line

Course: S62°43'55"E Length: 461.82'

Segment# 5: Line

Course: S35°42'46"W Length: 348.08'

Segment# 6: Line

Course: S77°2'40"W Length: 490.63'

Perimeter: 2,007.75'

Area: 164,968.98 Sq.Ft. (3.7872 Acres)

Error Closure: 0.0057

Course: S 61°15'9" W

Error North: -0.00276

East: -0.00504

Precision: 1:349,307.38

Closure Report of 13.052 Acre Tract

Segment# 1: Line

Course: N0°10'4"W Length: 73.68'

Segment# 2: Line

Course: N45°51'55"E Length: 258.41'

Segment# 3: Line

Course: N23°11'33"E Length: 280.46'

Segment# 4: Line

Course: N8°34'9"W Length: 168.35'

Segment# 5: Line

Course: S62°43'55"E Length: 583.13'

Segment# 6: Line

Course: S35°42'48"W Length: 69.48'

Segment# 7: Line

Course: S22°46'39"W Length: 307.83'

Segment# 8: Line

Course: S4°11'27"W Length: 402.93'

Segment# 9: Line

Course: S65°41'11"W Length: 340.09'

Segment# 10: Line

Course: S80°57'29"W Length: 285.65'

Segment# 11: Line

Course: N0°51'27"W Length: 516.35'

Perimeter: 3,286.36'	Area: 568,523.55 Sq.Ft. (13.0515 Acres)
Error Closure: 0.0115	Course: S 36°7'57" W
Error North: -0.00925	East: -0.00676
Precision: 1:286,832.80	

Closure Report of 1.724 Acre Tract

Segment# 1: Line

Course: N0°10'4"W Length: 130.46'

Segment# 2: Line

Course: N77°2'40"E Length: 139.15'

Segment# 3: Line

Course: N30°32'54"E Length: 190.40'

Segment# 4: Line

Course: N67°26'57"E Length: 127.45'

Segment# 5: Line

Course: N22°32'11"E Length: 258.82'

Segment# 6: Line

Course: N65°43'56"W Length: 128.73'

Segment# 7: Line

Course: N25°49'21"E Length: 170.92'

Segment# 8: Line

Course: S62°43'55"E Length: 82.20'

Segment# 9: Line

Course: S8°34'9"E Length: 168.35'

Segment# 10: Line

Course: S23°11'33"W Length: 280.46'

Segment# 11: Line

Course: S45°51'55"W Length: 258.41'

Segment# 12: Line

Course: S0°10'4"E Length: 73.68'

Segment# 13: Line

Course: S74°46'28"W Length: 14.28'

Segment# 14: Line

Course: S62°34'24"W Length: 219.32'

Perimeter: 2,242.63'

Error Closure: 0.0040

Error North: -0.00247

Precision: 1:562,355.00

Area: 75,089.48 Sq.Ft. (1.7238 Acres)

Course: S 51°43'8" W

East: -0.00313