

Baker Surveying, LLC

138 N Clay St.
Millersburg, OH 44654

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

Description 1.000 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 15, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found in Hoy Rd. aka C.R. 201 marking the northeast corner of the northeast quarter of Section 15, thence S 01 degree 36' 28" E 626.64 feet along the section line and along Hoy Rd. aka C.R. 201 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 89 degrees 09' 09" W 20.41 feet.

thence with the following FOUR (4) COURSES:

- 1) N 89 degrees 09' 09" W 719.85 feet through the lands of Daniel Hershberger and Cindy Hershberger (O.R. 945 page 4397) to an iron pin set on Elmer L. Weaver and Rosie O. Weaver's (O.R. 947 page 311) east line;
- 2) N 01 degree 36' 28" W 60.57 feet along said Weaver's east line to a 5/8 inch rebar found;
- 3) S 89 degrees 09' 09" E 719.85 feet along Marvin Weaver, Clara Weaver, Robert Weaver and Nettie Weaver's (O.R. 945 page 1476) south line to a point on the section and in Hoy Rd. aka C.R. 201, witnessed by a 5/8 inch rebar found N 89 degrees 09' 09" W 30.00 feet;
- 4) S 01 degree 36' 28" E 60.57 feet along the section line and along Hoy Rd. aka C.R. 201 to the TRUE POINT OF BEGINNING.

This parcel contains 1.000 acres, but subject to all highways and easements of record.

The 1.000 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 14, 2025.
For survey, See Volume yy, Page 359 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938



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Description 7.990 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 15,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found in Hoy Rd. aka C.R. 201 marking the northeast corner of the northeast quarter of Section 15, thence S 01 degree 36' 28" E 330.16 feet along the section line and along Hoy Rd. aka C.R. 201 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 89 degrees 09' 09" W 29.79 feet.

thence with the following SIX (6) COURSES:

- 1) S 01 degree 36' 28" E 296.48 feet along the section line and along Hoy Rd. aka C.R. 201 to a point, witnessed by an iron pin set N 89 degrees 09' 09" W 20.41 feet;
- 2) N 89 degrees 09' 09" W 719.85 feet to an iron pin set on Elmer L. Weaver and Rosie O. Weaver's (O.R. 947 page 311) east line;
- 3) N 01 degree 36' 28" W 626.64 feet along said Weaver's east line to a 5/8 inch rebar found on the section line;
- 4) S 89 degrees 09' 09" E 408.72 feet along the section line to a point, witnessed by a 5/8 inch rebar found S 01 degree 36' 28" E 0.25 feet;
- 5) S 01 degrees 36' 28" E 330.16 feet along John E. Scott and Amy L. Scott's (O.R. 54 page 920) west line to a 5/8 inch rebar found;
- 6) S 89 degrees 09' 09" E 311.13 feet along said Scott's south line to the TRUE POINT OF BEGINNING.

This parcel contains 7.990 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 14, 2025.
For survey, See Volume YY, Page 359 of the Wayne County Survey Records.



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Description 4.010 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northeast quarter of Section 15,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found in Hoy Rd. aka C.R. 201 marking the northeast corner of the northeast quarter of Section 15, thence S 01 degree 36' 28" E 626.64 feet along the section line and along Hoy Rd. aka C.R. 201 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 89 degrees 09' 09" W 20.41 feet.

thence with the following FOUR (4) COURSES:

- 1) S 01 degree 36' 28" E 212.31 feet along the section line and along Hoy Rd. aka C.R. 201 to a point, witnessed by a 5/8 inch rebar found S 85 degrees 58' 48" W 30.00 feet;
- 2) S 85 degrees 58' 48" W 719.83 feet along Elmer L. Weaver and Rosie O. Weaver's (O.R. 947 page 311) north line to a 5/8 inch rebar found;
- 3) N 01 degree 36' 28" W 273.45 feet along said Weaver's east line to an iron pin set;
- 4) S 89 degrees 09' 09" E 719.85 feet to the TRUE POINT OF BEGINNING.

This parcel contains 4.010 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 14, 2025.
For survey, See Volume 44, Page 359 of the Wayne County Survey Records.


Donald C. Baker P.S. 6938



Closure Report of 4.010 Acre Tract

Segment# 1: Line

Course: S1°36'28"E Length: 212.31'

Segment# 2: Line

Course: S85°58'48"W Length: 719.83'

Segment# 3: Line

Course: N1°36'28"W Length: 273.45'

Segment# 4: Line

Course: S89°9'9"E Length: 719.85'

Perimeter: 1,925.44'	Area: 174,679.20 Sq.Ft. (4.010 Acres)
Error Closure: 0.0060	Course: S 31°38'34" E
Error North: -0.00508	East: 0.00313
Precision: 1:322,508.68	

Closure Report of 1.000 Acre Tract

Segment# 1: Line

Course: N89°9'9"W Length: 719.85'

Segment# 2: Line

Course: N1°36'28"W Length: 60.57'

Segment# 3: Line

Course: S89°9'9"E Length: 719.85'

Segment# 4: Line

Course: S1°36'28"E Length: 60.57'

Perimeter: 1,560.84'	Area: 43,561.29 Sq.Ft. (1.000 Acres)
Error Closure: 0.0000	Course: S 90°0'0" E
Error North: 0.00000	East: 0.00000

Closure Report of 7.990 Acre Tract

Segment# 1: Line

Course: S1°36'28"E Length: 296.48'

Segment# 2: Line

Course: N89°9'9"W Length: 719.85'

Segment# 3: Line

Course: N1°36'28"W Length: 626.64'

Segment# 4: Line

Course: S89°9'9"E Length: 408.72'

Segment# 5: Line

Course: S1°36'28"E Length: 330.16'

Segment# 6: Line

Course: S89°9'9"E Length: 311.13'

Perimeter: 2,692.98'	Area: 348,044.31 Sq.Ft. (7.990 Acres)
Error Closure: 0.0000	Course: N 90°0'0" W
Error North: 0.00000	East: -0.00000