

Baker Surveying

138 N Clay St.
Millersburg, OH 44654

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

Description 4.501 acre parcel

Situated in the Township of Paint (T-15 N, R-11 W), southwest quarter of Section 21,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a mag nail found in Durstine Rd. aka T.R. 357 marking the southeast corner of the southwest quarter of Section 21, thence N 01 degrees 08' 27" W 1635.47 feet along the quarter section line to a point, thence S 89 degrees 44' 30" W 641.51 feet along Daniel Weaver, Jr. and Edna Weaver's (O.R. 451 page 2578) south line to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 01 degree 17' 17" E 1.00 feet.

thence with the following FOUR (4) COURSES:

- 1) S 01 degrees 17' 17" E 305.85 feet through the lands of Andy J. Miller and Anna D. Miller (O.R. 973 page 1272) to an iron pin set;
- 2) S 89 degrees 44' 30" W 641.11 feet through the lands of said Miller to a 5/8 inch rebar found;
- 3) N 01 degree 17' 17" W 305.85 feet along said Weaver's southerly line to a 5/8 inch rebar found;
- 4) N 89 degrees 44' 30" E 641.11 feet along said Weaver's south line to the TRUE POINT OF BEGINNING.

This parcel contains 4.501 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 Paint (T-15 N, R-11 W), southwest quarter of Section 21,
County of Wayne and State of Ohio.

Commencing at a mag nail found in Durstine Rd. aka T.R. 357 marking the southeast corner of the southwest quarter of Section 21, thence S 89 degrees 58' 38" W 415.00

feet along the section line and along Durstine Rd. aka T.R. 357 to a point the TRUE POINT OF BEGINNING.

Thence with the following SIX (6) COURSES along the centerline of said 30 foot common access easement and through the lands of Andy J. Miller and Anna D. Miller (O.R. 973 page 1272):

- 1) N 00 degrees 01' 22" W 35.00 feet to a point;
- 2) N 89 degrees 58' 37" E 199.32 feet to a point;
- 3) N 01 degree 08' 22" W 183.82 feet to a point;
- 4) N 29 degrees 33' 28" E 391.67 feet to a point;
- 5) N 01 degree 08' 27" W 820.06 feet to a point;
- 6) S 89 degrees 44' 30" W 625.76 feet to a point on the east line of the above described 4.501 acre parcel 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 20, 2026.

For survey, See Volume YY, Page 367 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938



Baker Surveying
138 N Clay St.
Millersburg, OH 44654

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

Description 6.234 acre parcel

Situated in the Township of Paint (T-15 N, R-11 W), southwest quarter of Section 21,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a mag nail found in Durstine Rd. aka T.R. 357 marking the southeast corner of the southwest quarter of Section 21, thence S 89 degrees 58' 38" W 200.00 feet along the section line and along Durstine Rd. aka T.R. 357 to a 5/8 inch rebar found the TRUE POINT OF BEGINNING, witnessed by a 3/4 inch pinchtap found N 01 degree 08' 22" W 25.88 feet.

thence with the following TEN (10) COURSES:

- 1) S 89 degrees 58' 38" W 30.00 feet along the section line and along Durstine Rd. aka T.R. 357 to a point, witnessed by an iron pin set N 01 degree 08' 22" W 25.00 feet;
- 2) N 01 degree 08' 22" W 187.65 feet through the lands of Andy J. Miller and Anna D. Miller (O.R. 973 page 1272) to an iron pin set;
- 3) N 29 degrees 33' 28" E 391.67 feet through the lands of said Miller to an iron pin set;
- 4) N 01 degree 08' 27" W 801.17 feet through the lands of said Miller to an iron pin set;
- 5) S 89 degrees 44' 30" W 610.72 feet through the lands of said Miller to an iron pin set;
- 6) N 01 degree 17' 17" W 305.85 feet through the lands of said Miller to a point on Daniel Weaver, Jr. and Edna Weaver's (O.R. 451 page 2578) south line, witnessed by an iron pin set S 01 degree 17' 17" E 1.00 feet;
- 7) N 89 degrees 44' 30" E 641.51 feet along said Weaver's south line to a point on the quarter section line, witnessed by a 5/8 inch rebar found S 89 degrees 44' 30" W 0.35 feet;
- 8) S 01 degrees 08' 27" E 1455.63 feet along the quarter section line to a 3/4 inch pipe found;
- 9) N 89 degrees 58' 37" W 200.00 feet along Board of Education of Spring Brook Amish School's (D.V. 386 page 427) north line to a 5/8 inch rebar found;
- 10) S 01 degree 08' 22" E 180.00 feet along said Board of Education of Spring Brook Amish School's west line to the TRUE POINT OF BEGINNING.

This parcel contains 6.234 acres, but subject to all highways and easements of record.

This parcel is subject to and has the right to use a 30 foot common access easement for the purpose of ingress, egress, and general utilities, further described as follows:

Situated in the Township of Paint (T-15 N, R-11 W), southwest quarter of Section 21,
County of Wayne and State of Ohio.

Commencing at a mag nail found in Durstine Rd. aka T.R. 357 marking the southeast corner of the southwest quarter of Section 21, thence S 89 degrees 58' 38" W 415.00 feet along the section line and along Durstine Rd. aka T.R. 357 to a point the TRUE POINT OF BEGINNING.

Thence with the following SIX (6) COURSES along the centerline of said 30 foot common access easement and through the lands of Andy J. Miller and Anna D. Miller (O.R. 973 page 1272):

- 1) N 00 degrees 01' 22" W 35.00 feet to a point;
- 2) N 89 degrees 58' 37" E 199.32 feet to a point;
- 3) N 01 degree 08' 22" W 183.82 feet to a point;
- 4) N 29 degrees 33' 28" E 391.67 feet to a point;
- 5) N 01 degree 08' 27" W 820.06 feet to a point;
- 6) S 89 degrees 44' 30" W 625.76 feet to a point on the west line of the above described 6.234 acre parcel 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 20, 2026.

For survey, See Volume 44, Page 367 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938



Closure Report of 6.234 Acre Tract

Segment# 1: Line

Course: S89°58'38"W Length: 30.00'

Segment# 2: Line

Course: N1°8'22"W Length: 187.65'

Segment# 3: Line

Course: N29°33'28"E Length: 391.67'

Segment# 4: Line

Course: N1°8'27"W Length: 801.17'

Segment# 5: Line

Course: S89°44'30"W Length: 610.72'

Segment# 6: Line

Course: N1°17'17"W Length: 305.85'

Segment# 7: Line

Course: N89°44'30"E Length: 641.51'

Segment# 8: Line

Course: S1°8'27"E Length: 1455.63'

Segment# 9: Line

Course: N89°58'37"W

Length: 200.00'

Segment# 10: Line

Course: S1°8'22"E

Length: 180.00'

Perimeter: 4,804.20'

Area: 271,548.77 Sq.Ft. (6.234 Acres)

Error Closure: 0.0057

Course: N 43°13'3" W

Error North: 0.00414

East: -0.00389

Precision: 1:846,238.82

Closure Report of 4.501 Acre Tract

Segment# 1: Line

Course: S1°17'17"E Length: 305.85'

Segment# 2: Line

Course: S89°44'30"W Length: 641.11'

Segment# 3: Line

Course: N1°17'17"W Length: 305.85'

Segment# 4: Line

Course: N89°44'30"E Length: 641.11'

Perimeter: 1,893.92'	Area: 196,051.83 Sq.Ft. (4.501 Acres)
Error Closure: 0.0000	Course: N 90°0'0" W
Error North: 0.00000	East: -0.00000