

Baker Surveying, LLC

138 N Clay St.
Millersburg, OH 44654

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

Description 15.000 acre parcel

Situated in the Township of Canaan (T-17 N, R-13 W), northeast quarter of Section 31,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 3/4 inch pinchtap found in Pleasant Home Road aka C.R. 48 marking the northeast corner of the northeast quarter of Section 31, thence N 87 degrees 51' 16" W 414.06 feet along the section line and along Pleasant Home Road aka C.R. 48 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 01 degrees 48' 47" E 30.00 feet.

thence with the following SIX (6) COURSES:

- 1) S 01 degrees 48' 47" E 873.87 feet through the lands of Harley Family Land Investment Ltd. (O.R. 403 page 772) to an iron pin set;
- 2) S 83 degrees 46' 17" W 171.46 feet along Square Rock Farm LLC's (O.R. 905 page 2124) north line to a 5/8 inch rod found;
- 3) S 32 degrees 02' 22" W 91.74 feet along said Square Rock Farm LLC's north line to a 5/8 inch rod found;
- 4) S 78 degrees 56' 32" W 446.58 feet along said Square Rock Farm LLC's north line and along Melissa L. Willard's (O.R. 898 page 3276) north line to an iron pin set;
- 5) N 01 degrees 48' 47" W 1080.87 feet through the lands of said Harley Family Land Investments Ltd. to a point on the section line and in Pleasant Home Road aka C.R. 48, witnessed by an iron pin set S 01 degrees 48' 47" E 30.70 feet;
- 6) S 87 degrees 51' 16" E 664.42 feet along the section line and along Pleasant Home Road aka C.R. 48 to the TRUE POINT OF BEGINNING.

This parcel contains 15.000 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 Plane Coordinate System, North Zone, N.A.D. 83, 2011 Adjustment.

This description prepared by Aaron L. Gerber, P.S. 8379, December 27, 2024.

For survey, See Volume YY, Page 010 of the Wayne County Survey Records.



Aaron L. Gerber P.S. 8379

Baker Surveying, LLC

138 N Clay St.
Millersburg, OH 44654

Telephone: 330-674-4788
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Description 8.000 acre parcel

Situated in the Township of Canaan (T-17 N, R-13 W), northeast quarter of Section 31,
County of Wayne and State of Ohio.

Described as follows:

Beginning at a 3/4 inch pinchtap found in Pleasant Home Road aka C.R. 48 marking the
northeast corner of the northeast quarter of Section 31 the TRUE POINT OF
BEGINNING, witnessed by a 1/2 inch pipe found S 01 degrees 48' 47" E 30.17 feet.

thence with the following FOUR (4) COURSES:

- 1) S 01 degrees 48' 47" E 813.39 feet along the section line to a 5/8 inch rod found;
- 2) S 83 degrees 46' 17" W 414.30 feet along Square Rock Farm LLC's (O.R. 905 page 2124) north line to an iron pin set;
- 3) N 01 degrees 48' 47" W 873.87 feet through the lands of Harley Family Land Investment Ltd. (O.R. 403 page 772) to a point on the section line and in Pleasant Home Road aka C.R. 48, witnessed by an iron pin set S 01 degrees 48' 47" E 30.00 feet;
- 4) S 87 degrees 51' 16" E 414.06 feet along the section line and along Pleasant Home Road aka C.R. 48 to the TRUE POINT OF BEGINNING.

This parcel contains 8.000 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 Plane Coordinate System, North Zone, N.A.D. 83, 2011 Adjustment.

This description prepared by Aaron L. Gerber, P.S. 8379, December 27, 2024.
For survey, See Volume 44, Page 010 of the Wayne County Survey Records.

Aaron L. Gerber P.S. 8379



CRD File> E:\Work 7\Carlson Projects\Data\AARON MATH CHECK.crd

PntNo	Bearing	Distance	Northing	Easting	Description
700			216691.5437	2086361.1109	
	S 01°48'47" E	813.3900			
715			215878.5609	2086386.8454	
	S 83°46'17" W	414.3000			
716			215833.6111	2085974.9910	
	N 01°48'47" W	873.8700			
717			216707.0436	2085947.3431	
	S 87°51'16" E	414.0600			
718			216691.5419	2086361.1128	

Closure Error Distance> 0.0026 Error Bearing> S 46°43'28" E

Closure Precision> 1 in 977573.0 Total Distance Inversed> 2515.6200

Area: 8.0000AC., 348478.156SQ. FT.

RD File> E:\Work 7\Carlson Projects\Data\AARON MATH CHECK.crd

PntNo	Bearing	Distance	Northing	Easting	Description
717			216707.0436	2085947.3431	
	S 01°48'47" E	873.8700			
719			215833.6111	2085974.9910	
	S 83°46'17" W	171.4600			
720			215815.0084	2085804.5431	
	S 32°02'22" W	91.7400			
721			215737.2420	2085755.8748	
	S 78°56'32" W	446.5800			
722			215651.5885	2085317.5859	
	N 01°48'47" W	1080.8700			
723			216731.9174	2085283.3888	
	S 87°51'16" E	664.4200			
724			216707.0426	2085947.3430	

Closure Error Distance> 0.0010 Error Bearing> S 04°45'15" W
Closure Precision> 1 in 3355270.2 Total Distance Inversed> 3328.9400

Area: 14.9999AC., 653394.489SQ. FT.