

Baker Surveying, LLC

138 N Clay St.
Millersburg, OH 44654

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

Description 4.500 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), southwest quarter of Section 11, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found in Nonpariel Road aka T.R. 202 marking the southeast corner of the southwest quarter of Section 11, thence N 01 degrees 23' 33" W 742.58 feet along the quarter section line and along Nonpariel Road aka T.R. 202 to a point, thence S 89 degrees 39' 27" W 787.99 feet along John Mark Miller's (O.R. 917 page 889) north line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 89 degrees 39' 27" W 529.88 feet along said Miller's north line to a 5/8 inch rebar found on Laskala Acres LLC's (O.R. 686 page 1430) east line;
- 2) N 01 degrees 19' 53" W 369.99 feet along said Laskala Acres LLC's east line to a 5/8 inch rebar found;
- 3) N 89 degrees 39' 27" E 529.88 feet along Aden A. Hershberger and Marie J. Hershberger's (O.R. 851 page 2182) south line to an iron pin set;
- 4) S 01 degrees 19' 53" E 369.99 feet through the lands of Nelson J. Troyer (O.R. 888 page 4998) to the TRUE POINT OF BEGINNING.

This parcel contains 4.500 acres, but subject to all highways and easements of record.

This parcel has access by a 30 foot easement for the purpose of ingress, egress, and general utilities, further described as follows:

Situated in the Township of Franklin (T-14 N, R-13 W), southwest quarter of Section 11, County of Wayne and State of Ohio.

Commencing at a 5/8 inch rebar found in Nonpariel Road aka T.R. 202 marking the southeast corner of the southwest quarter of Section 11, thence N 01 degrees 23' 33" W 813.41 feet along the quarter section line and along Nonpariel Road aka T.R. 202 to a point the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES along the centerline of a 30 foot easement:

- 1) S 88 degrees 36' 27" W 45.00 feet through the lands of Abe J. Troyer and Susan R. Troyer (O.R. 851 page 2151 and O.R. 888 page 5002) to a point;
- 2) S 01 degrees 23' 33" E 55.00 feet through the lands of said Troyer to a point;
- 3) S 89 degrees 39' 27" W 742.97 feet through the lands of said Troyer and through the lands of Nelson J. Troyer (O.R. 888 page 4998) to a point on the east line of the above described 4.500 acre parcel and THERE ENDS.

This description prepared by Donald C. Baker, P.S. 6938, December 28, 2022.
For survey, See Volume XX, Page 492 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938



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Description 6.690 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), southwest quarter of Section 11, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found in Nonpariel Road aka T.R. 202 marking the southeast corner of the southwest quarter of Section 11, thence N 01 degrees 23' 33" W 742.58 feet along the quarter section line and along Nonpariel Road aka T.R. 202 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 89 degrees 39' 27" W 65.47 feet.

thence with the following FÖUR (4) COURSES:

- 1) S 89 degrees 39' 27" W 787.99 feet along John Mark Miller's (O.R. 917 page 889) north line to an iron pin set;
- 2) N 01 degrees 19' 53" W 369.99 feet to an iron pin set on Aden A. Hershberger and Marie J. Hershberger's (O.R. 851 page 2182) south line;
- 3) N 89 degrees 39' 27" E 787.59 feet along said Hershberger's south line to a point on the quarter section line and in Nonpariel Road aka T.R. 202, witnessed by a 5/8 inch rebar found S 89 degrees 39' 27" W 30.00 feet;
- 4) S 01 degrees 23' 33" E 370.00 feet along the quarter section line and along Nonpariel Road aka T.R. 202 to the TRUE POINT OF BEGINNING.

This parcel contains 6.690 acres, but subject to all highways and easements of record.

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

Situated in the Township of Franklin (T-14 N, R-13 W), southwest quarter of Section 11, County of Wayne and State of Ohio.

Commencing at a 5/8 inch rebar found in Nonpariel Road aka T.R. 202 marking the southeast corner of the southwest quarter of Section 11, thence N 01 degrees 23' 33" W

813.41 feet along the quarter section line and along Nonpariel Road aka T.R. 202 to a point the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES along the centerline of a 30 foot easement:

- 1) S 88 degrees 36' 27" W 45.00 feet through the lands of Abe J. Troyer and Susan R. Troyer (O.R. 851 page 2151 and O.R. 888 page 5002) to a point;
- 2) S 01 degrees 23' 33" E 55.00 feet through the lands of said Troyer to a point;
- 3) S 89 degrees 39' 27" W 742.97 feet through the lands of said Troyer and through the lands of Nelson J. Troyer (O.R. 888 page 4998) to a point on the east line of a 4.500 acre parcel and THERE ENDS.

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Description 5.091 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), southwest quarter of Section 11,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found in Nonpariel Road aka T.R. 202 marking the southeast corner of the southwest quarter of Section 11, thence N 01 degrees 23' 33" W 742.58 feet along the quarter section line and along Nonpariel Road aka T.R. 202 to a point, thence S 89 degrees 39' 27" W 316.64 feet along John Mark Miller's (O.R. 917 page 889) north line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) S 89 degrees 39' 27" W 471.35 feet along said Miller's north line to an iron pin set;
- 2) N 01 degrees 19' 53" W 369.99 feet through the lands of Nelson J. Troyer (O.R. 888 page 4998) to an iron pin set on Aden A. Hershberger and Marie J. Hershberger's (O.R. 851 page 2182) south line;
- 3) N 89 degrees 39' 27" E 787.59 feet along said Hershberger's south line to a point on the quarter section line and in Nonpariel Road aka T.R. 202, witnessed by a 5/8 inch rebar found S 89 degrees 39' 27" W 30.00 feet;
- 4) S 01 degrees 23' 33" E 150.00 feet along the quarter section line and along Nonpariel Road aka T.R. 202 to a point, witnessed by a 5/8 inch rebar found S 89 degrees 39' 27" W 30.00 feet;
- 5) S 89 degrees 39' 27" W 316.64 feet along Abe J. Troyer and Susan R. Troyer's (O.R. 851 page 2151 and O.R. 888 page 5002) north line to a 5/8 inch rebar found;
- 6) S 01 degrees 23' 33" E 220.00 feet along said Troyer's west line to the TRUE POINT OF BEGINNING.

This parcel contains 5.091 acres, but subject to all highways and easements of record.
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The 5.091 acre parcel is being created pursuant to Ohio Revised Code Section 711.001, wherein it is a transfer between adjoining land owners 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 6938".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83,
2011 Adjustment.

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