

Baker Surveying, LLC  
138 N Clay St.  
Millersburg, OH 44654

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

Description 4.000 acre parcel

Situated in the Township of Paint (T-15 N, R-11 W), northwest quarter of Section 24,  
County of Wayne and State of Ohio.

Described as follows:

Beginning at a stone found marking northeast corner of the northwest quarter of Section  
24 the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) S 00 degrees 12' 36" E 50.00 feet along the quarter section line to an iron pin set;
- 2) S 89 degrees 19' 21" W 570.47 feet through the lands of Fannie E. Miller aka Fannie  
Miller (D.V. 528 page 159 and O.R. 953 page 1716) to an iron pin set;
- 3) S 00 degrees 12' 30" E 300.00 feet through the lands of said Miller to an iron pin set;
- 4) S 89 degrees 19' 21" W 416.33 feet through the lands of said Miller to an iron pin set  
on Surface Holdings LLC's (O.R. 956 page 3308) east line;
- 5) N 00 degrees 12' 30" W 350.00 feet along said Surface Holdings LLC's east line to a  
5/8 inch rebar found on the section line;
- 6) N 89 degrees 19' 21" E 986.80 feet along the section line to the TRUE POINT OF  
BEGINNING.

This parcel contains 4.000 acres, but subject to all highways and easements of record.  
To go to adjoiner.

The 4.000 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. It 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.

This description prepared by Donald C. Baker, P.S. 6938, January 4, 2024.  
For survey, See Volume XX, Page 779 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938



**Baker Surveying, LLC**

138 N Clay St.  
Millersburg, OH 44654

Telephone: 330-674-4788  
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**Description 23.092 acre parcel**

Situated in the Township of Paint (T-15 N, R-11 W), southwest quarter of Section 13 and northwest quarter of Section 24, County of Wayne and State of Ohio.

Described as follows:

Beginning at a stone found marking northeast corner of the northwest quarter of Section 24 the TRUE POINT OF BEGINNING.

thence with the following EIGHTEEN (18) COURSES:

- 1) S 00 degrees 12' 36" E 50.00 feet along the quarter section line to an iron pin set;
- 2) S 89 degrees 19' 21" W 570.47 feet to an iron pin set;
- 3) S 00 degrees 12' 30" E 300.00 feet to an iron pin set;
- 4) S 89 degrees 19' 21" W 416.33 feet to an iron pin set;
- 5) S 00 degrees 12' 30" E 296.65 feet to a 5/8 inch rebar found;
- 6) N 80 degrees 44' 21" W 779.06 feet along Mt Eaton Reclamation Inc.'s (O.R. 927 page 2630) north line to a mag nail found in W. Lebanon Road aka C.R. 105, witnessed by a 5/8 inch rebar found S 80 degrees 44' 21" E 24.78 feet;
- 7) N 26 degrees 08' 40" E 79.69 feet along the centerline of W. Lebanon Road aka C.R. 105 to a point;
- 8) N 25 degrees 50' 19" E 348.59 feet along the centerline of W. Lebanon Road aka C.R. 105 to a mag nail found;
- 9) N 30 degrees 49' 34" E 151.45 feet along the centerline of W. Lebanon Road aka C.R. 105 to a point on the section line;
- 10) N 89 degrees 19' 21" E 66.68 feet along the section line to a 5/8 inch rebar found;
- 11) N 14 degrees 19' 42" E 382.83 feet (passing into the southwest quarter of Section 13) along said Stutzman's east line and partly along W. Lebanon Road aka C.R. 105 to a point, witnessed by a 5/8 inch rebar found N 59 degrees 56' 50" E 31.59 feet;
- 12) N 59 degrees 56' 50" E 164.31 feet along Sheldon L. Overholt's (O.R. 956 page 3305) south line to a 5/8 inch rebar found;

- 13) S 88 degrees 47' 05" E 248.33 feet along said Overholt's south line to a 5/8 inch rebar found;
- 14) N 88 degrees 00' 39" E 366.06 feet along said Overholt's south line to a 5/8 inch rebar found;
- 15) N 89 degrees 05' 13" E 120.91 feet along said Overholt's south line to a 5/8 inch rebar found;
- 16) S 47 degrees 32' 22" E 185.46 feet along said Overholt's south line to a 5/8 inch rebar found;
- 17) S 06 degrees 02' 05" W 326.48 feet along said Overholt's west line to a 5/8 inch rebar found on the section line;
- 18) N 89 degrees 19' 21" E 347.51 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 23.092 acres, but subject to all highways and easements of record. Containing 10.375 acres in the southwest quarter of Section 13 and 12.717 acres in the northwest quarter of Section 24.

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.

This description prepared by Donald C. Baker, P.S. 6938, January 4, 2024.  
For survey, See Volume XX, Page 779 of the Wayne County Survey Records.

Donald C. Baker P.S. 6938



Map Check

01/04/2024 11:10

MC

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
1-2	S 00°12'36" E	50.00	1	5000.00	5000.00	1
2-3	S 89°19'21" W	570.47	2	4950.00	5000.18	
3-4	S 00°12'30" E	300.00	3	4943.25	4429.75	
4-5	S 89°19'21" W	416.33	4	4643.26	4430.84	
5-6	S 89°19'21" W	416.33	5	4638.33	4014.54	
5-6	N 00°12'30" W	350.00	6	4988.33	4013.27	
6-7	N 89°19'21" E	986.80	7	5000.00	5000.00	

Closure error distance&gt; 0.00145444 Error Bearing&gt; N 89°47'27" E

Closure Precision&gt; 1 in 1838231.95 Total Distance Traversed&gt; 2673.60

3.9998 ACRES

174233.1222 SQ. FT.

Map Check

01/04/2024 11:16

MC

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
1-2	S 00°12'36" E	50.00	1	5000.00	5000.00	1
2-3	S 89°19'21" W	570.47	2	4950.00	5000.18	
3-4	S 00°12'30" E	300.00	3	4943.25	4429.75	
4-5	S 89°19'21" W	416.33	4	4643.26	4430.84	
5-6	S 89°19'21" W	416.33	5	4638.33	4014.54	
6-7	S 00°12'30" E	296.65	6	4341.69	4015.62	
7-8	N 80°44'21" W	779.06	7	4467.06	3246.72	
8-9	N 26°08'40" E	79.69	8	4538.60	3281.83	
9-10	N 25°50'19" E	348.59	9	4852.34	3433.76	
10-11	N 30°49'34" E	151.45	10	4982.39	3511.37	
11-12	N 89°19'21" E	66.68	11	4983.18	3578.04	
12-13	N 14°19'42" E	382.83	12	5354.10	3672.78	
13-14	N 59°56'50" E	164.31	13	5436.39	3815.01	
14-15	S 88°47'05" E	248.33	14	5431.12	4063.28	
15-16	S 88°00'39" E	366.06	15	5443.83	4429.12	
16-17	N 89°05'13" E	120.91	16	5445.75	4550.01	
17-18	S 47°32'22" E	185.46	17	5320.55	4686.84	
18-19	S 06°02'05" W	326.48	18	4995.88	4652.51	
19-1	N 89°19'21" E	347.51	19	4999.99	5000.00	

Closure error distance&gt; 0.01067264 Error Bearing&gt; S 11°55'16" W

Closure Precision&gt; 1 in 487303.25 Total Distance Traversed&gt; 5200.81

23.0916 ACRES

1005868.0876 SQ. FT.