

Baker Surveying, LLC

138 N Clay St.
Millersburg, OH 44654

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

Description 8.911 acre parcel

Situated in the Township of Paint (T-15 N, R-11 W), southwest quarter of Section 16,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found marking the southeast corner of the southwest quarter of
Section 16, thence N 00 degrees 27' 41" W 857.27 feet along the quarter section line to
a 5/8 inch rebar found, thence N 89 degrees 49' 25" W 504.83 feet along Wayne A.
Troyer, Anna A. Troyer, Ruth W. Troyer, and Ada W. Troyer's (O.R. 864 page 2250)
north line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) S 78 degrees 11' 30" W 471.58 feet along said Troyer's north line to a 5/8 inch rebar
found;
- 2) N 11 degrees 33' 51" W 833.69 feet to an iron pin set;
- 3) N 70 degrees 54' 22" E 138.12 feet to an iron pin set;
- 4) N 19 degrees 06' 08" W 18.96 feet along Leroy A. Miller and Mattie M. Miller's (O.R.
722 page 2339) east line to a 5/8 inch rod found;
- 5) N 72 degrees 26' 17" E 202.51 feet along Atlee Yoder and Amanda I. Yoder's (O.R.
747 page 581) south line to a 5/8 inch rod found;
- 6) S 00 degrees 50' 48" E 370.25 feet along Michael Weaver and Janice Weaver's
(O.R. 912 page 2349) west line to a 5/8 inch rod found;
- 7) S 89 degrees 47' 02" E 391.38 feet along said Weaver's south line and along Joseph
W. Wengerd and Suzanna R. Wengerd's (O.R. 912 page 2353) south line to a 5/8
inch rebar found;
- 8) S 10 degrees 15' 06" W 480.45 feet along said Wengerd's west line to the TRUE
POINT OF BEGINNING.

This parcel contains 8.911 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 Paint (T-15 N, R-11 W), southwest quarter of Section 16,
County of Wayne and State of Ohio.

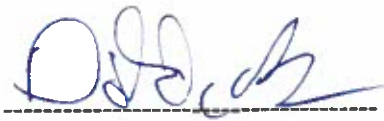
Commencing at a stone found marking the southeast corner of the southwest quarter of
Section 16, thence N 00 degrees 27' 41" W 857.27 feet along the quarter section line to
a 5/8 inch rebar found, thence N 89 degrees 49' 25" W 504.83 feet along Wayne A.
Troyer, Anna A. Troyer, Ruth W. Troyer, and Ada W. Troyer's (O.R. 864 page 2250)
north line to a 5/8 inch rebar found, thence N 10 degrees 15' 06" E 480.45 feet along
Joseph W. Wengerd and Suzanna R. Wengerd's (O.R. 912 page 2353) west line to a
5/8 inch rebar found, thence N 89 degrees 47' 02" W 391.38 feet along said Wengerd's
south line and along Michael Weaver and Janice Weaver's (O.R. 912 page 2349) south
line to a 5/8 inch rod found, thence N 00 degrees 50' 48" W 370.25 feet along said
Weaver's west line to a 5/8 inch rod found, thence S 72 degrees 26' 17" W 202.51 feet
along Atlee Yoder and Amanda I. Yoder's (O.R. 747 page 581) south line to a 5/8 inch

rod found, thence N 19 degrees 06' 08" W 744.47 feet along said Yoder's west line to a point in the center of Salt Creek Road aka T.R. 109, thence S 65 degrees 18' 42" W 15.07 feet along the centerline of Salt Creek Road aka T.R. 109 to a point the TRUE POINT OF BEGINNING.

thence S 19 degrees 06' 08" E 761.96 feet along the centerline of a 30 foot easement and through the lands of Leroy A. Miller and Mattie M. Miller (O.R. 722 page 2339) to a point and THERE ENDS.

All iron pins set are 5\8 inch rebars with a plastic identification cap marked "Baker 6938". 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, December 31, 2024.
For survey, See Volume XX, Page 959 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 20.932 acre parcel

Situated in the Township of Paint (T-15 N, R-11 W), southwest quarter of Section 16,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found marking the southeast corner of the southwest quarter of Section 16, thence N 00 degrees 27' 41" W 857.27 feet along the quarter section line to a 5/8 inch rebar found, thence N 89 degrees 49' 25" W 504.83 feet along Wayne A. Troyer, Anna A. Troyer, Ruth W. Troyer, and Ada W. Troyer's (O.R. 864 page 2250) north line to a 5/8 inch rebar found, thence S 78 degrees 11' 30" W 471.58 feet along said Troyer's north line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOURTEEN (14) COURSES:

- 1) S 11 degrees 33' 51" E 69.80 feet along said Troyer's west line to a 5/8 inch rebar found;
- 2) N 83 degrees 25' 24" W 112.48 feet along said Troyer's north line to a 5/8 inch rebar found;
- 3) N 83 degrees 09' 10" W 148.12 feet along Leroy A. Miller, Mattie W. Miller, Marvin L. Miller, and Erma H. Miller's (O.R. 683 page 64) north line to a 5/8 inch rebar found;
- 4) N 25 degrees 24' 38" W 252.12 feet along said Miller's east line to a point in a tree, witnessed by an iron pin set N 67 degrees 11' 35" E 15.80 feet;
- 5) N 21 degrees 52' 45" W 410.37 feet along said Miller's east line to a 5/8 inch rebar found;
- 6) S 89 degrees 57' 22" W 530.00 feet along said Miller's north line to a 5/8 inch rebar found;
- 7) N 16 degrees 09' 40" W 173.13 feet along Leroy M. Miller and Ruth L. Yoder's (O.R. 933 page 5705) east line to a 5/8 inch rebar found;
- 8) N 71 degrees 10' 19" E 226.78 feet along Mt Eaton West Church's (O.R. 886 page 1779) south line to a 5/8 inch rebar found;
- 9) N 18 degrees 34' 44" W 403.66 feet along said Mt Eaton West Church's east line to a point in the center of Salt Creek Road aka T.R. 109, witnessed by a 5/8 inch rebar found S 18 degrees 34' 44" E 30.80 feet;
- 10) N 58 degrees 21' 45" E 479.22 feet along the centerline of Salt Creek Road aka T.R. 109 to a 5/8 inch rebar found;
- 11) N 65 degrees 18' 42" E 334.18 feet along the centerline of Salt Creek Road aka T.R. 109 to a point, witnessed by an iron pin set S 19 degrees 06' 08" E 58.28 feet;
- 12) S 19 degrees 06' 08" E 763.43 feet along Atlee Yoder and Amanda I. Yoder's (O.R. 747 page 581) west line and along Benjamin G. Yoder and Cindi Renee Yoder's (O.R. 865 page 884) west line to an iron pin set;
- 13) S 70 degrees 54' 22" W 138.12 feet to an iron pin set;
- 14) S 11 degrees 33' 51" E 833.69 feet to the TRUE POINT OF BEGINNING.

This parcel contains 20.932 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 Paint (T-15 N, R-11 W), southwest quarter of Section 16, County of Wayne and State of Ohio.

Commencing at a stone found marking the southeast corner of the southwest quarter of Section 16, thence N 00 degrees 27' 41" W 857.27 feet along the quarter section line to a 5/8 inch rebar found, thence N 89 degrees 49' 25" W 504.83 feet along Wayne A. Troyer, Anna A. Troyer, Ruth W. Troyer, and Ada W. Troyer's (O.R. 864 page 2250) north line to a 5/8 inch rebar found, thence N 10 degrees 15' 06" E 480.45 feet along Joseph W. Wengerd and Suzanna R. Wengerd's (O.R. 912 page 2353) west line to a 5/8 inch rebar found, thence N 89 degrees 47' 02" W 391.38 feet along said Wengerd's south line and along Michael Weaver and Janice Weaver's (O.R. 912 page 2349) south line to a 5/8 inch rod found, thence N 00 degrees 50' 48" W 370.25 feet along said Weaver's west line to a 5/8 inch rod found, thence S 72 degrees 26' 17" W 202.51 feet along Atlee Yoder and Amanda I. Yoder's (O.R. 747 page 581) south line to a 5/8 inch rod found, thence N 19 degrees 06' 08" W 744.47 feet along said Yoder's west line to a point in the center of Salt Creek Road aka T.R. 109, thence S 65 degrees 18' 42" W 15.07 feet along the centerline of Salt Creek Road aka T.R. 109 to a point the TRUE POINT OF BEGINNING.

thence S 19 degrees 06' 08" E 761.96 feet along the centerline of a 30 foot easement and through the lands of Leroy A. Miller and Mattie M. Miller (O.R. 722 page 2339) to a point and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". 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, December 31, 2024.
For survey, See Volume XX, Page 959 of the Wayne County Survey Records.


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Baker Surveying, LLC

138 N Clay St.
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Description 1.000 acre parcel

Situated in the Township of Paint (T-15 N, R-11 W), southwest quarter of Section 16,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found marking the southeast corner of the southwest quarter of Section 16, thence N 00 degrees 27' 41" W 857.27 feet along the quarter section line to a 5/8 inch rebar found, thence N 89 degrees 49' 25" W 504.83 feet along Wayne A. Troyer, Anna A. Troyer, Ruth W. Troyer, and Ada W. Troyer's (O.R. 864 page 2250) north line to a 5/8 inch rebar found, thence S 78 degrees 11' 30" W 471.58 feet along said Troyer's north line to a 5/8 inch rebar found, thence N 11 degrees 33' 51" W 582.49 feet along Benjamin G. Yoder and Cindi Renee Yoder's (O.R. 865 page 884) west line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 11 degrees 33' 51" W 251.20 feet through the lands of Leroy A. Miller and Mattie M. Miller (O.R. 722 page 2339) to an iron pin set;
- 2) N 70 degrees 54' 22" E 138.12 feet through the lands of said Miller to an iron pin set;
- 3) S 19 degrees 06' 08" E 308.19 feet along said Yoder's west line to a 5/8 inch rebar found;
- 4) S 89 degrees 58' 50" W 181.02 feet along said Yoder's north line to the TRUE POINT OF BEGINNING.

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

The above described 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. And is not to be used as a separate building site or transferred as an independent parcel in the future.

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 Paint (T-15 N, R-11 W), southwest quarter of Section 16,
County of Wayne and State of Ohio.


Commencing at a stone found marking the southeast corner of the southwest quarter of Section 16, thence N 00 degrees 27' 41" W 857.27 feet along the quarter section line to a 5/8 inch rebar found, thence N 89 degrees 49' 25" W 504.83 feet along Wayne A. Troyer, Anna A. Troyer, Ruth W. Troyer, and Ada W. Troyer's (O.R. 864 page 2250) north line to a 5/8 inch rebar found, thence N 10 degrees 15' 06" E 480.45 feet along Joseph W. Wengerd and Suzanna R. Wengerd's (O.R. 912 page 2353) west line to a 5/8 inch rebar found, thence N 89 degrees 47' 02" W 391.38 feet along said Wengerd's south line and along Michael Weaver and Janice Weaver's (O.R. 912 page 2349) south line to a 5/8 inch rod found, thence N 00 degrees 50' 48" W 370.25 feet along said Weaver's west line to a 5/8 inch rod found, thence S 72 degrees 26' 17" W 202.51 feet along Atlee Yoder and Amanda I. Yoder's (O.R. 747 page 581) south line to a 5/8 inch rod found, thence N 19 degrees 06' 08" W 744.47 feet along said Yoder's west line to a point in the center of Salt Creek Road aka T.R. 109, thence S 65 degrees 18' 42" W

15.07 feet along the centerline of Salt Creek Road aka T.R. 109 to a point the TRUE POINT OF BEGINNING.

thence S 19 degrees 06' 08" E 761.96 feet along the centerline of a 30 foot easement and through the lands of Leroy A. Miller and Mattie M. Miller (O.R. 722 page 2339) to a point and THERE ENDS.

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Donald C. Baker P.S. 6938



MATH ✓

Inverse With Area

Tue, Dec 31 2024 10:28:34

CRD File> S:\Work 7\Carlson Projects\Data\A-MATH CHECK.crd

PntNo	Bearing	Distance	Northing	Easting	Description
1			10000.0000	10000.0000	PT
	S 11°33'51" E	903.4900			
10			9114.8501	10181.1183	
	N 83°25'24" W	112.4800			
11			9127.7327	10069.3785	
	N 83°09'10" W	148.1200			
12			9145.3919	9922.3150	
	N 25°24'38" W	252.1200			
13			9373.1209	9814.1299	
	N 21°52'45" W	410.3700			
14			9753.9327	9661.2054	
	S 89°57'22" W	530.0000			
15			9753.5267	9131.2055	
	N 16°09'40" W	173.1300			
16			9919.8151	9083.0166	
	N 71°10'19" E	226.7800			
17			9993.0036	9297.6619	
	N 18°34'44" W	403.6600			
18			10375.6273	9169.0518	
	N 58°21'45" E	479.2200			
19			10626.9989	9577.0519	
	N 65°18'42" E	334.1800			
20			10766.5799	9880.6856	
	S 19°06'08" E	763.4300			
21			10045.1872	10130.5216	
	S 70°54'22" W	138.1200			
22			10000.0058	10000.0004	

Closure Error Distance> 0.0058 Error Bearing> N 04°04'15" E
Closure Precision> 1 in 839920.0 Total Distance Inversed> 4875.1000

Area: 20.9317 Acres, 911785 Sq. Feet

MATH ✓

Inverse With Area

Tue, Dec 31 2024 10:17:01

CRD File> S:\Work 7\Carlson Projects\Data\A-MATH CHECK.crd

PntNo	Bearing	Distance	Northing	Easting	Description
1			10000.0000	10000.0000	PT
	N 70°54'22" E	138.1200			
2			10045.1814	10130.5212	
	S 19°06'08" E	308.1900			
3			9753.9615	10231.3777	
	S 89°58'50" W	181.0200			
4			9753.9001	10050.3578	
	N 11°33'51" W	251.2000			
5			10000.0009	10000.0009	

Closure Error Distance> 0.0013 Error Bearing> N 43°25'43" E

Closure Precision> 1 in 683613.6 Total Distance Inversed> 878.5300

Area: 1.0000 Acres, 43560 Sq. Feet

Inverse With Area

Tue, Dec 31 2024 10:21:11

CRD File> S:\Work 7\Carlson Projects\Data\A-MATH CHECK.crd

PntNo	Bearing	Distance	Northing	Easting	Description
1			10000.0000	10000.0000	PT
2	N 70°54'22" E	138.1200	10045.1814	10130.5212	
3	N 19°06'08" W	18.9600	10063.0974	10124.3164	
4	N 72°26'17" E	202.5100	10124.2021	10317.3877	
5	S 00°50'48" E	370.2500	9753.9925	10322.8587	
6	S 89°47'02" E	391.3800	9752.5163	10714.2359	
7	S 10°15'06" W	480.4500	9279.7364	10628.7292	
8	S 78°11'30" W	471.5800	9183.2331	10167.1290	
9	N 11°33'51" W	833.6900	9999.9998	10000.0031	

Closure Error Distance> 0.0031 Error Bearing> S 86°49'20" E
Closure Precision> 1 in 942054.7 Total Distance Inversed> 2906.9400

Area: 8.9110 Acres, 388163 Sq. Feet