

Baker Surveying, LLC

138 N Clay St.
Millersburg, OH 44654

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

Description 1.000 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 3/4 inch rod found on the Holmes County line and in Durstine Road aka T.R. 357 marking the southwest corner of the southwest quarter of Section 21, thence N 89 degrees 58' 38" E 555.50 feet along the Holmes County line and along the section line and along Durstine Road aka T.R. 357 to a point, thence N 89 degrees 58' 38" E 249.43 feet along the Holmes County line and along the section line and along Durstine Road aka T.R. 357 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 00 degrees 47' 13" W 32.71 feet.

thence with the following FOUR (4) COURSES:

- 1) N 00 degrees 47' 13" W 692.02 feet along Roy C. Miller and Elsie M. Miller's (O.R. 946 page 3970) east line to a 5/8 inch rebar found;
- 2) S 86 degrees 59' 34" E 63.24 feet through the lands of Joe M. Miller and Malinda Miller (O.R. 464 page 1186 and O.R. 535 page 1329) to an iron pin set;
- 3) S 00 degrees 47' 13" E 688.67 feet through the lands of said Joe M. Miller and Malinda Miller to a point on the Holmes County line and the section line and in Durstine Road aka T.R. 357, witnessed by an iron pin set N 00 degrees 47' 13" W 30.60 feet;
- 4) S 89 degrees 58' 38" W 63.11 feet along the Holmes County line and along the section line and along Durstine Road aka T.R. 357 to the TRUE POINT OF BEGINNING.

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

This parcel is being created as an exempt parcel 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.

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, January 13, 2025.

For survey, See Volume XX, Page 974 of the Wayne County Survey Records.

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Aaron L. Gerber P.S. 8379



Baker Surveying, LLC

138 N Clay St.
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Description 5.000 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 3/4 inch rod found on the Holmes County line and in Durstine Road
aka T.R. 357 marking the southwest corner of the southwest quarter of Section 21,
thence N 89 degrees 58' 38" E 555.50 feet along the Holmes County line and along the
section line and along Durstine Road aka T.R. 357 to a point the TRUE POINT OF
BEGINNING, witnessed by a 5/8 inch rebar found N 00 degrees 47' 13" W 30.00 feet.

thence with the following FOUR (4) COURSES:

- 1) N 00 degrees 47' 13" W 705.23 feet along Joseph S. Miller and Elizabeth Miller's
(O.R. 941 page 961) east line to a 5/8 inch rebar found;
- 2) S 86 degrees 59' 34" E 313.19 feet to an iron pin set;
- 3) S 00 degrees 47' 13" E 688.67 feet to a point on the Holmes County line and on the
section line and in Durstine Road aka T.R. 357, witnessed by an iron pin set N 00
degrees 47' 13" W 30.60 feet;
- 4) S 89 degrees 58' 38" W 312.54 feet along the Holmes County line and along the
section line and along Durstine Road aka T.R. 357 to the TRUE POINT OF
BEGINNING.

This parcel contains 5.000 acres, but subject to all highways and easements of record.

This parcel is subject to an existing 20 foot easement recorded in survey UU-949.

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.

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Description 68.016 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 over stone on the Holmes County line and the section line and in Durstine Road aka T.R. 357, thence N 01 degrees 08' 27" W 179.84 feet along the quarter section line to a 3/4 inch pipe found the TRUE POINT OF BEGINNING.

thence with the following SIXTEEN (16) COURSES:

- 1) 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;
- 2) S 01 degrees 08' 23" E 180.00 feet along said Board of Education of Spring Brook Amish School's west line to a 3/4 inch pipe found on the Holmes County line and on the section line and in Durstine Road aka T.R. 357, witnessed by a 3/4 inch pinchtap found N 01 degrees 08' 23" W 25.88 feet;
- 3) S 89 degrees 58' 38" W 893.14 feet along the Holmes County line and along the section line and along Durstine Road aka T.R. 357 to a point, witnessed by a 5/8 inch rebar found N 01 degrees 00' 18" E 23.64 feet;
- 4) N 01 degrees 00' 18" E 433.18 feet along Atlee J. Coblentz's (O.R. 948 page 3384) east line to a 5/8 inch rebar found;
- 5) N 79 degrees 50' 23" W 227.79 feet along said Coblentz's north line to a 5/8 inch rebar found;
- 6) S 01 degrees 00' 18" W 473.45 feet along said Coblentz's west line to a point on the Holmes County line and on the section line and in Durstine Road aka T.R. 357, witnessed by a 5/8 inch rebar found N 01 degrees 00' 18" E 29.12 feet;
- 7) S 89 degrees 58' 38" W 550.85 feet along the Holmes County line and along the section line and along Durstine Road aka T.R. 357 to a point, witnessed by an iron pin set N 00 degrees 47' 13" W 30.60 feet;
- 8) N 00 degrees 47' 13" W 688.67 feet to an iron pin set;
- 9) N 86 degrees 59' 34" W 303.06 feet to a 5/8 inch rebar found;
- 10) N 08 degrees 07' 04" W 96.22 feet along Aaron L. Yoder and Anna I. Miller's (O.R. 791 page 1776) east line to a 5/8 inch rebar found;
- 11) N 33 degrees 26' 09" W 168.13 feet along said Yoder and Miller's east line to an iron pin set;
- 12) N 00 degrees 46' 47" W 379.86 feet along said Yoder and Miller's east line to an iron pin set;
- 13) N 89 degrees 44' 30" E 984.14 feet along Daniel Weaver, Jr. and Edna Weaver's (O.R. 451 page 2578) south line to a point in a post, witnessed by a 5/8 inch rebar found S 01 degrees 17' 17" E 0.20 feet;
- 14) N 01 degrees 17' 17" W 305.85 feet along said Weaver's east line to a 5/8 inch rebar found;
- 15) N 89 degrees 44' 30" E 1282.62 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;

16) S 01 degrees 08' 27" E 1455.63 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 68.016 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, January 13, 2025.

For survey, See Volume XX, Page 974 of the Wayne County Survey Records.



Aaron L. Gerber P.S. 8379



CRD File> E:\Work 7\Carlson Projects\Data\AARON MATH CHECK 2025.crd

PntNo	Bearing	Distance	Northing	Easting	Description
73			685630.4482	1554570.3206	
	S 00°47'13" E	688.6700			
72			684941.8431	1554579.7790	
	S 89°58'38" W	63.1100			
84			684941.8180	1554516.6690	
	N 00°47'13" W	692.0200			
85			685633.7728	1554507.1645	
	S 86°59'34" E	63.2400			
86			685630.4551	1554570.3175	

Closure Error Distance> 0.0076 Error Bearing> N 24°06'17" W

Closure Precision> 1 in 199123.7 Total Distance Inversed> 1507.0400

Area: 1.0001AC., 43564.011SQ. FT.

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PntNo	Bearing	Distance	Northing	Easting	Description
73			685630.4482	1554570.3206	
	S 00°47'13" E	688.6700			
72			684941.8431	1554579.7790	
	S 89°58'38" W	312.5400			
87			684941.7189	1554267.2390	
	N 00°47'13" W	705.2300			
88			685646.8824	1554257.5531	
	S 86°59'34" E	313.1900			
89			685630.4518	1554570.3119	

Closure Error Distance> 0.0094 Error Bearing> N 67°08'53" W

Closure Precision> 1 in 213906.6 Total Distance Inversed> 2019.6300

Area: 5.0001AC., 217805.882SQ. FT.

CRD File> E:\Work 7\Carlson Projects\Data\AARON MATH CHECK 2025.crd

PntNo	Bearing	Distance	Northing	Easting	Description
58			684942.4983	1556248.6930	
	S 89°58'38" W	893.1400			
68			684942.1432	1555355.5531	
	N 01°00'18" E	433.1800			
69			685375.2566	1555363.1509	
	N 79°50'23" W	227.7900			
70			685415.4393	1555138.9331	
	S 01°00'18" W	473.4500			
71			684942.0621	1555130.6289	
	S 89°58'38" W	550.8500			
72			684941.8431	1554579.7790	
	N 00°47'13" W	688.6700			
73			685630.4482	1554570.3206	
	N 86°59'34" W	303.0600			
74			685646.3473	1554267.6779	
	N 08°07'04" W	96.2200			
75			685741.6031	1554254.0908	
	N 33°26'09" W	168.1300			
76			685881.9082	1554161.4507	
	N 00°46'47" W	379.8600			
77			686261.7330	1554156.2815	
	N 89°44'30" E	984.1400			
78			686266.1703	1555140.4115	
	N 01°17'17" W	305.8500			
79			686571.9430	1555133.5363	
	N 89°44'30" E	1282.6200			
80			686577.7260	1556416.1433	
	S 01°08'27" E	1455.6300			
81			685122.3845	1556445.1248	
	N 89°58'37" W	200.0000			
82			685122.4650	1556245.1248	
	S 01°08'23" E	180.0000			
83			684942.5006	1556248.7051	

Closure Error Distance> 0.0123 Error Bearing> N 79°09'46" E
 Closure Precision> 1 in 698291.8 Total Distance Inversed> 8622.5900

Area: 68.0161AC., 2962782.873SQ. FT.