

Baker Surveying, LLC

138 N Clay St.
Millersburg, OH 44654

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

Description 60.597 acre parcel

Situated in the Township of Clinton (Mile Strip) (T-20 N, R-15 W), southwest quarter of Section 1, County of Wayne and State of Ohio.

Described as follows:

Beginning at a 5/8 inch rebar found on the Ashland County line and in Snoddy Road aka T.R. 31 marking the northwest corner of the southwest quarter of Section 1 the TRUE POINT OF BEGINNING.

thence with the following ELEVEN (11) COURSES:

- 1) S 85 degrees 45' 44" E 529.05 feet along the quarter section line and along Snoddy Road aka T.R. 31 to a 5/8 inch rebar found;
- 2) S 17 degrees 22' 23" E 731.49 feet along Willow Brook Dairy, LLC's (O.R. 844 page 830) west line and along Snoddy Road aka T.R. 31 to a R.R. spike found in the center of Snoddy Road aka T.R. 31, witnessed by a 5/8 inch rebar found N 84 degrees 13' 21" W 33.47 feet;
- 3) S 84 degrees 13' 21" W 290.76 feet partly along Frances A. Puster's (O.R. 361 page 310) north line to an iron pin set;
- 4) S 05 degrees 46' 47" E 208.00 feet to an iron pin set;
- 5) N 84 degrees 13' 13" E 337.51 feet partly along said Puster's south line to a R.R. spike found in the center of Snoddy Road aka T.R. 31, witnessed by a 5/8 inch rebar found S 84 degrees 13' 13" W 39.39 feet;
- 6) S 18 degrees 25' 09" E 1220.49 feet along the centerline of Snoddy Road aka T.R. 31 to a R.R. spike found;
- 7) S 13 degrees 09' 44" E 533.91 feet along the centerline of Snoddy Road aka T.R. 31 to a 3/4 inch pipe found, witnessed by a 5/8 inch rebar found N 85 degrees 14' 45" W 34.44 feet;
- 8) N 85 degrees 14' 45" W 448.71 feet along Fred J. and Freddie J. Wells' (D.V. 723 page 1948 and O.R. 635 page 425) north line to a 1/2 inch pipe found;
- 9) S 04 degrees 41' 52" W 147.97 feet along said Wells' west line to a point on the section line and in Molter Road aka C.R. 211, witnessed by a 3/4 inch pipe found N 04 degrees 41' 52" E 13.03 feet;

- 10) N 85 degrees 08' 20" W 1028.28 feet along the section line and along Molter Road aka C.R. 211 to a 3/4 inch rebar found on the Ashland County line marking the southwest corner of the southwest quarter of Section 1;
- 11) N 03 degrees 32' 11" E 2645.47 feet along the Ashland County line and along the section line to the TRUE POINT OF BEGINNING.

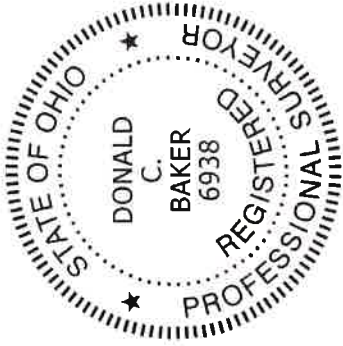
This parcel contains 60.597 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from O.R. vol. 610 page 1196.

This description prepared by Donald C. Baker, P.S. 6938, October 30, 2020.
For survey, See Volume WW, Page 917 of the Wayne County Survey Records.

Donald C. Baker

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Description 1.500 acre parcel

Situated in the Township of Clinton (Mile Strip) (T-20 N, R-15 W), southwest quarter of Section 1, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found on the Ashland County line and in Snoddy Road aka T.R. 31 marking the northwest corner of the southwest quarter of Section 1, thence S 85 degrees 45' 44" E 529.05 feet along the quarter section line and along Snoddy Road aka T.R. 31 to a 5/8 inch rebar found, thence S 17 degrees 22' 23" E 731.49 feet along Willow Brook Dairy, LLC's (O.R. 844 page 830) west line and along Snoddy Road aka T.R. 31 to a R.R. spike found in the center of Snoddy Road aka T.R. 31 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 84 degrees 13' 21" W 33.47 feet.

thence with the following FOUR (4) COURSES:

- 1) S 18 degrees 26' 47" E 213.18 feet along the centerline of Snoddy Road aka T.R. 31 to a R.R. spike found, witnessed by a 5/8 inch rebar found S 84 degrees 13' 13" W 39.39 feet;
- 2) S 84 degrees 13' 13" W 337.51 feet partly along Frances A. Puster's (O.R. 361 page 310) south line to an iron pin set;
- 3) N 05 degrees 46' 47" W 208.00 feet to an iron pin set;
- 4) N 84 degrees 13' 21" E 290.76 feet partly along said Puster's north line to the TRUE POINT OF BEGINNING.

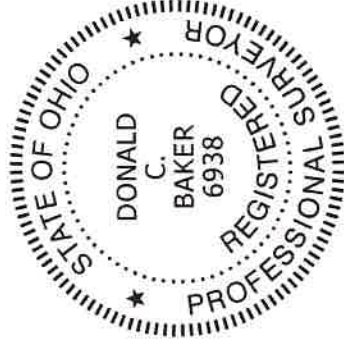
This parcel contains 1.500 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from O.R. vol. 610 page 1196.

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Description 0.418 acre parcel

Situated in the Township of Clinton (Mile Strip) (T-20 N, R-15 W), southwest quarter of Section 1, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found on the Ashland County line and in Snoddy Road aka T.R. 31 marking the northwest corner of the southwest quarter of Section 1, thence S 85 degrees 45' 44" E 529.05 feet along the quarter section line and along Snoddy Road aka T.R. 31 to a 5/8 inch rebar found, thence S 17 degrees 22' 23" E 731.49 feet along Willow Brook Dairy, LLC's (O.R. 844 page 830) west line and along Snoddy Road aka T.R. 31 to a R.R. spike found in the center of Snoddy Road aka T.R. 31, thence S 84 degrees 13' 21" W 203.25 feet along Frances A. Puster's (O.R. 361 page 310) north line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 05 degrees 46' 47" E 208.00 feet along said Puster's west line to a 5/8 inch rebar found;
- 2) S 84 degrees 13' 13" W 87.51 feet through the lands of Frances A. Puster (O.R. 610 page 1196) to an iron pin set;
- 3) N 05 degrees 46' 47" W 208.00 feet through the lands of said Puster to an iron pin set;
- 4) N 84 degrees 13' 21" E 87.51 feet through the lands of said Puster to the TRUE POINT OF BEGINNING.

This parcel contains 0.418 acres, but subject to all highways and easements of record.

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. 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 O.R. vol. 610 page 1196.

This description prepared by Donald C. Baker, P.S. 6938, October 30, 2020.
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Donald C. Baker

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