

Baker Surveying, LLC

138 N Clay St.
Millersburg, OH 44654

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

Description 2.200 acre parcel

Situated in the Township of Paint (T-15 N, R-11 W), southeast 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 southeast quarter of Section 16, thence N 00 degrees 20' 37" W 1059.30 feet along the section line to a 5/8 inch rebar found, thence S 88 degrees 12' 43" E 438.67 feet along E Miller Holdings LLC's (O.R. vol. 893 page 2139) north line to a point in the center of C.R. 37 – Winesburg Rd., thence N 00 degrees 44' 48" W 352.80 feet along the centerline of C.R. 37 – Winesburg Rd. to a point, thence S 79 degrees 25' 04" W 589.14 feet (passing into the southeast quarter of Section 16) along Marty A. Raber and Naomi Raber's (O.R. vol. 810 page 2348) south line to a 5/8 inch rebar found, thence N 02 degrees 19' 51" E 233.08 feet along said Raber's west line to a 5/8 inch rebar found, thence S 35 degrees 04' 25" W 83.18 feet along Abe Raber and Ella Raber's (O.R. vol. 811 page 1782) south line to a 5/8 inch rebar found, thence S 79 degrees 24' 16" W 192.55 feet along Red Coach Properties LLC's (O.R. vol. 822 page 1899) south line to a 5/8 inch rebar found, thence N 44 degrees 18' 28" W 396.35 feet along said Red Coach Properties LLC's south line to a point in the center of S.R. 241 – Massillon Rd., thence S 46 degrees 25' 32" W 242.59 feet along the centerline of S.R. 241 – Massillon Rd. to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 44 degrees 18' 28" E 21.96 feet.

thence with the following FOUR (4) COURSES:

- 1) S 44 degrees 18' 28" E 323.34 feet through the lands of E Miller Holdings LLC (O.R. vol. 842 page 102) to an iron pin set on Innovative Realty Inc.'s (O.R. vol. 881 page 1) north line;
- 2) S 41 degrees 56' 45" W 204.00 feet along said Innovative Realty Inc.'s north line to a 5/8 inch rebar found;
- 3) N 70 degrees 25' 43" W 380.26 feet along said Innovative Realty Inc.'s north line to a point in the center of S.R. 241 – Massillon Rd., witnessed by a 5/8 inch rebar found S 70 degrees 25' 43" E 25.00 feet;
- 4) N 46 degrees 25' 32" E 371.01 feet along the centerline of S.R. 241 – Massillon Rd. to the TRUE POINT OF BEGINNING.

This parcel contains 2.200 acres, but subject to all highways and easements of record.

The above described 2.200 acre parcel has access by a 30 foot easement for the purpose of ingress, egress and general utilities and further described as follows:

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

Commencing at a stone found marking the southeast corner of the southeast quarter of Section 16, thence N 00 degrees 20' 37" W 1059.30 feet along the section line to a 5/8 inch rebar found, thence S 88 degrees 12' 43" E 438.67 feet along E Miller Holdings LLC's (O.R. vol. 893 page 2139) north line to a point in the center of C.R. 37 – Winesburg Rd., thence N 00 degrees 44' 48" W 352.80 feet along the centerline of C.R. 37 – Winesburg Rd. to a point, thence S 79 degrees 25' 04" W 589.14 feet (passing into the southeast quarter of Section 16) along Marty A. Raber and Naomi Raber's (O.R. vol. 810 page 2348) south line to a 5/8 inch rebar found, thence N 02 degrees 19' 51" E 233.08 feet along said Raber's west line to a 5/8 inch rebar found, thence S 35 degrees 04' 25" W 83.18 feet along Abe Raber and Ella Raber's (O.R. vol. 811 page 1782) south

line to a 5/8 inch rebar found, thence S 79 degrees 24' 16" W 192.55 feet along Red Coach Properties LLC's (O.R. vol. 822 page 1899) south line to a 5/8 inch rebar found, thence N 44 degrees 18' 28" W 396.35 feet along said Red Coach Properties LLC's south line to a point in the center of S.R. 241 – Massillon Rd., thence S 46 degrees 25' 32" W 15.00 feet along the centerline of S.R. 241 – Massillon Rd. to a point the TRUE POINT OF BEGINNING.

Thence with the following THREE COURSES (3) along the centerline of said 30 foot easement:

- 1) S 44 degrees 18' 28" E 82.67 feet to a point;
- 2) S 11 degrees 20' 53" W 65.14 feet to a point;
- 3) S 37 degrees 30' 25" W 175.57 feet to a point and THERE ENDS.

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.

This description prepared by Donald C. Baker, P.S. 6938, June 24, 2021.

For survey, See Volume XX, Page 44 of the Wayne County Survey Records.

Donald C. Baker

Donald C. Baker P.S. 6938



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Property of Wayne County Tax Map Office

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

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

Description 3.521 acre parcel

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

Described as follows:

Commencing at stone found marking the southeast corner of the southeast quarter of Section 16, thence N 00 degrees 20' 37" W 1059.30 feet along the section line to a 5/8 inch rebar found, thence N 88 degrees 12' 43" W 427.90 feet along E Miller Holdings LLC's (O.R. vol. 893 page 2139) north line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following TWELVE (12) COURSES:

- 1) N 88 degrees 12' 43" W 60.10 feet along said E Miller Holdings LLC's north line to a 5/8 inch rebar found on Innovative Realty Inc.'s (O.R. vol. 881 page 1) east line;
- 2) N 01 degrees 35' 38" W 307.48 feet along said Innovative Realty Inc.'s east line to a 5/8 inch rebar found;
- 3) N 44 degrees 28' 46" W 25.22 feet along said Innovative Realty Inc.'s north line to a 5/8 inch rebar found;
- 4) S 41 degrees 56' 45" W 128.07 feet along said Innovative Realty Inc.'s north line to an iron pin set;
- 5) N 44 degrees 18' 28" W 323.34 feet through the lands of E Miller Holdings LLC (O.R. vol. 842 page 102) to a point in the center of S.R. 241 – Massillon Rd., witnessed by an iron pin set S 44 degrees 18' 28" E 21.96 feet;
- 6) N 46 degrees 25' 32" E 242.59 feet along the centerline of S.R. 241 – Massillon Rd. to a point, witnessed by a 5/8 inch rebar found S 44 degrees 18' 28" E 50.00 feet;
- 7) S 44 degrees 18' 28" E 396.35 feet along Red Coach Properties LLC's (O.R. vol. 822 page 1899) south line to a 5/8 inch rebar found;
- 8) N 79 degrees 24' 16" E 192.55 feet along said Red Coach Properties LLC's south line to a 5/8 inch rebar found;
- 9) N 35 degrees 04' 25" E 83.18 feet along Abe Raber and Ella Raber's (O.R. vol. 811 page 1782) south line to a 5/8 inch rebar found on Marty A. Raber and Naomi Raber's (O.R. vol. 810 page 2348) west line;
- 10) S 02 degrees 19' 51" W 233.08 feet along said Marty A. Raber and Naomi Raber's west line to a 5/8 inch rebar found on Mark E. Yoder and Christina M. Yoder's (O.R. vol. 888 page 3091) north line;
- 11) S 79 degrees 25' 04" W 291.95 feet along said Yoder's north line to an iron pin set;
- 12) S 01 degrees 35' 38" E 163.99 feet to the TRUE POINT OF BEGINNING.

This parcel contains 3.521 acres, but subject to all highways and easements of record.

The above described 3.521 acre parcel is subject to a 30 foot easement for the purpose of ingress, egress and general utilities and further described as follows:

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

Commencing at a stone found marking the southeast corner of the southeast quarter of Section 16, thence N 00 degrees 20' 37" W 1059.30 feet along the section line to a 5/8

inch rebar found, thence S 88 degrees 12' 43" E 438.67 feet along E Miller Holdings LLC's (O.R. vol. 893 page 2139) north line to a point in the center of C.R. 37 – Winesburg Rd., thence N 00 degrees 44' 48" W 352.80 feet along the centerline of C.R. 37 – Winesburg Rd. to a point, thence S 79 degrees 25' 04" W 589.14 feet (passing into the southeast quarter of Section 16) along Marty A. Raber and Naomi Raber's (O.R. vol. 810 page 2348) south line to a 5/8 inch rebar found, thence N 02 degrees 19' 51" E 233.08 feet along said Raber's west line to a 5/8 inch rebar found, thence S 35 degrees 04' 25" W 83.18 feet along Abe Raber and Ella Raber's (O.R. vol. 811 page 1782) south line to a 5/8 inch rebar found, thence S 79 degrees 24' 16" W 192.55 feet along Red Coach Properties LLC's (O.R. vol. 822 page 1899) south line to a 5/8 inch rebar found, thence N 44 degrees 18' 28" W 396.35 feet along said Red Coach Properties LLC's south line to a point in the center of S.R. 241 – Massillon Rd., thence S 46 degrees 25' 32" W 15.00 feet along the centerline of S.R. 241 – Massillon Rd. to a point the TRUE POINT OF BEGINNING.

Thence with the following THREE COURSES (3) along the centerline of said 30 foot easement:

- 1) S 44 degrees 18' 28" E 82.67 feet to a point;
- 2) S 11 degrees 20' 53" W 65.14 feet to a point;
- 3) S 37 degrees 30' 25" W 175.57 feet to a point and THERE ENDS.

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.

This description prepared by Donald C. Baker, P.S. 6938, June 24, 2021.
For survey, See Volume XX, Page 44 of the Wayne County Survey Records.


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Description 5.144 acre parcel

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

Described as follows:

Commencing at stone found marking the southwest corner of the southwest quarter of Section 15, thence N 00 degrees 20' 37" W 1059.30 feet along the section line to a 5/8 inch rebar found, thence S 88 degrees 12' 43" E 438.67 feet along E Miller Holdings LLC's (O.R. vol. 893 page 2139) north line to a point in the center of C.R. 37 - Winesburg Rd. the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 88 degrees 12' 43" W 22.93 feet.

thence with the following FOUR (4) COURSES:

- 1) N 88 degrees 12' 43" W 866.57 feet (passing into the southeast quarter of Section 16) along said E Miller Holdings LLC's north line to an iron pin set;
- 2) N 01 degrees 35' 38" W 163.99 feet through the lands of Mark E. Yoder and Christina M. Yoder (O.R. vol. 888 page 3091) to an iron pin set;
- 3) N 79 degrees 25' 04" E 881.09 feet (passing into the southwest quarter of Section 15) and along E Miller Holdings LLC (O.R. vol. 842 page 102) and Marty A. Raber and Naomi Raber's (O.R. vol. 810 page 2348) south line to a point in the center of C.R. 37 - Winesburg Rd., witnessed by a 5/8 inch rebar found S 79 degrees 25' 04" W 19.69 feet;
- 4) S 00 degrees 44' 48" E 352.80 feet along the centerline of C.R. 37 - Winesburg Rd. to the TRUE POINT OF BEGINNING.

This parcel contains 5.144 acres, but subject to all highways and easements of record. Containing 3.064 acres in the southwest quarter of Section 15 and 2.080 acres in the southeast quarter of Section 16.

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.

This description prepared by Donald C. Baker, P.S. 6938, June 24, 2021.
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138 N Clay St.
Millersburg, OH 44654

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

Description 0.217 acre parcel

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

Described as follows:

Commencing at stone found marking the southeast corner of the southeast quarter of
Section 16, thence N 00 degrees 20' 37" W 1059.30 feet along the section line to a 5/8
inch rebar found, thence N 88 degrees 12' 43" W 427.90 feet along E Miller Holdings
LLC's (O.R. vol. 893 page 2139) north line to an iron pin set the TRUE POINT OF
BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 88 degrees 12' 43" W 60.10 feet along said E Miller Holdings LLC's north line to a
5/8 inch rebar found on Innovative Realty Inc.'s (O.R. vol. 881 page 1) east line;
- 2) N 01 degrees 35' 38" W 150.95 feet along said Innovative Realty Inc.'s east line to a
5/8 inch rebar found;
- 3) N 79 degrees 25' 04" E 60.75 feet along E Miller Holdings LLC's (O.R. vol. 842 page
102) south line to an iron pin set;
- 4) S 01 degrees 35' 38" E 163.99 feet through the lands of Mark E. Yoder and Christina
M. Yoder (O.R. vol. 888 page 3091) to the TRUE POINT OF BEGINNING.

This parcel contains 0.217 acres, but subject to all easements of record.
To go to adjoiner only.

The 0.217 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
Surveying LLC".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

This description prepared by Donald C. Baker, P.S. 6938, June 24, 2021.
For survey, See Volume XX, Page 44 of the Wayne County Survey Records.



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