

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

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

Description 6.699 acre parcel

Situated in the Township of Paint (T-15 N, R-11 W), southeast quarter of Section 14 and northeast quarter of Section 23, County of Wayne and State of Ohio.

Described as follows:

Commencing at 5/8 inch rebar found marking the northeast corner of the northeast quarter of Section 23, thence S 89 degrees 36' 50" W 843.06 feet along the section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following NINETEEN (19) COURSES:

- 1) S 34 degrees 39' 44" W 54.41 feet through the lands of Mt. Eaton Reclamation, Inc. (O.R. 539 page 323) to an iron pin set on Ervin D. Troyer and Fannie J. Troyer's (O.R. 760 page 1975) north line and in S.R. 250 aka Dover Road;
- 2) N 45 degrees 10' 01" W 62.76 feet along the north line of said Troyer and along S.R. 250 aka Dover Road to a 5/8 inch rebar found on the section line;
- 3) S 34 degrees 41' 00" W 130.36 feet along said Troyer's west line to a R.R. spike found in the center of S.R. 250 aka Dover Road, witnessed by a 5/8 inch rebar found N 34 degrees 41' 00" E 52.65 feet;
- 4) N 46 degrees 57' 15" W 155.19 feet along the centerline of S.R. 250 aka Dover Road to a R.R. spike found on the section line;
- 5) N 47 degrees 05' 40" W 149.00 feet (passing into the southeast quarter of Section 14) along the centerline of S.R. 250 aka Dover Road to a point;
- 6) N 45 degrees 06' 01" W 184.31 feet along Ervin D. Troyer and Fannie J. Troyer's (O.R. 760 page 1975) north line and along S.R. 250 aka Dover Road to a point;
- 7) N 53 degrees 51' 13" W 123.59 feet along said Troyer's north line and along Rachel D. Kline, Jonathan W. Weaver and Leah L. Weaver's (O.R. 910 page 950) north line and along S.R. 250 aka Dover Road to a point;
- 8) N 55 degrees 44' 53" W 132.00 feet along said Kline, Weaver and Weaver's north line and along S.R. 250 aka Dover Road to a point, witnessed by a 5/8 inch rebar found N 55 degrees 26' 19" E 26.00 feet;
- 9) N 55 degrees 26' 19" E 384.06 feet along said Kline, Weaver and Weaver's east line and along Gami, LLC's (O.R. 815 page 1379) east line to a 5/8 inch rebar found;

- 10) S 60 degrees 53' 27" E 104.12 feet along said Gami, LLC's south line to a 5/8 inch rebar found;
- 11) S 44 degrees 41' 17" E 105.06 feet along said Gami, LLC's south line to a 5/8 inch rebar found;
- 12) S 37 degrees 42' 53" E 137.49 feet along said Gami, LLC's south line to a 5/8 inch rebar found;
- 13) N 00 degrees 32' 23" W 169.39 feet along said Gami, LLC's east line to an iron pin set;
- 14) N 89 degrees 37' 11" E 288.65 feet through the lands of Mt. Eaton Reclamation, Inc. (O.R. 539 page 323) to an iron pin set;
- 15) S 42 degrees 02' 16" W 140.34 feet through the lands of said Mt. Eaton Reclamation, Inc. to an iron pin set;
- 16) S 25 degrees 20' 05" W 105.04 feet through the lands of said Mt. Eaton Reclamation, Inc. to an iron pin set;
- 17) S 04 degrees 03' 34" W 94.17 feet through the lands of said Mt. Eaton Reclamation, Inc. to an iron pin set;
- 18) S 11 degrees 35' 10" E 160.44 feet through the lands of said Mt. Eaton Reclamation, Inc. to an iron pin set;
- 19) S 18 degrees 27' 14" W 86.18 feet through the lands of said Mt. Eaton Reclamation, Inc. to the TRUE POINT OF BEGINNING.

This parcel contains 6.699 acres, but subject to all highways and easements of record. Containing 6.431 acres in the southeast quarter of Section 14 and 0.268 acres in the northeast quarter of Section 23.

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 1, 2021.
For survey, See Volume XX, Page 62 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938



Baker Surveying, LLC

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Description 2.380 acre parcel

Situated in the Township of Paint (T-15 N, R-11 W), southeast quarter of Section 14 and northeast quarter of Section 23, County of Wayne and State of Ohio.

Described as follows:

Commencing at 5/8 inch rebar found marking the northeast corner of the northeast quarter of Section 23, thence S 89 degrees 36' 50" W 843.06 feet along the section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following TWELVE (12) COURSES:

- 1) S 34 degrees 39' 44" W 54.41 feet through the lands of Mt. Eaton Reclamation, Inc. (O.R. 539 page 323) to an iron pin set on Ervin D. Troyer and Fannie J. Troyer's (O.R. 760 page 1975) north line and in S.R. 250 aka Dover Road;
- 2) N 45 degrees 10' 01" W 62.76 feet along the north line of said Troyer and along S.R. 250 aka Dover Road to a 5/8 inch rebar found on the section line;
- 3) S 34 degrees 41' 00" W 130.36 feet along said Troyer's west line to a R.R. spike found in the center of S.R. 250 aka Dover Road, witnessed by a 5/8 inch rebar found N 34 degrees 41' 00" E 52.65 feet;
- 4) N 46 degrees 57' 15" W 155.19 feet along the centerline of S.R. 250 aka Dover Road to a R.R. spike found on the section line;
- 5) N 89 degrees 36' 50" E 120.05 feet along the section line to a 5/8 inch rebar found;
- 6) N 00 degrees 32' 23" W 531.09 feet (passing into the southeast quarter of Section 14) along Dreamscape Holdings, LLC's (O.R. 815 page 1375) east line and along Gami, LLC's (O.R. 815 page 1379) east line to an iron pin set;
- 7) N 89 degrees 37' 11" E 288.65 feet through the lands of said Mt. Eaton Reclamation, Inc. to an iron pin set;
- 8) S 42 degrees 02' 16" W 140.34 feet through the lands of said Mt. Eaton Reclamation, Inc. to an iron pin set;
- 9) S 25 degrees 20' 05" W 105.04 feet through the lands of said Mt. Eaton Reclamation, Inc. to an iron pin set;
- 10) S 04 degrees 03' 34" W 94.17 feet through the lands of said Mt. Eaton Reclamation, Inc. to an iron pin set;

- 11) S 11 degrees 35' 10" E 160.44 feet through the lands of said Mt. Eaton Reclamation, Inc. to an iron pin set;
- 12) S 18 degrees 27' 14" W 86.18 feet through the lands of said Mt. Eaton Reclamation, Inc. to the TRUE POINT OF BEGINNING.

This parcel contains 2.380 acres, but subject to all highways and easements of record. Containing 2.112 acres in the southeast quarter of Section 14 and 0.268 acres in the northeast quarter of Section 23.

This 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. 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 1, 2021.

For survey, See Volume XX, Page 62 of the Wayne County Survey Records.



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