

**Baker Surveying, LLC**

138 N Clay St.  
Millersburg, OH 44654

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

**Description 5.919 acre parcel**

Situated in the Township of Franklin (T-14 N, R-13 W), northwest quarter of Section 11,  
County of Wayne and State of Ohio.

Described as follows:

Commencing at a R.R. spike found in the center of Hoy Rd. aka C.R. 201 marking the southwest corner of the northwest quarter of Section 11, thence N 01 degrees 26' 32" W 1148.08 feet along the section line and along the centerline of Hoy Rd. aka C.R. 201 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 88 degrees 33' 28" E 30.00 feet.

thence with the following FOUR (4) COURSES:

- 1) N 01 degrees 26' 32" W 331.04 feet along the section line and along Hoy Rd. aka C.R. 201 to a point, witnessed by a 5/8 inch rebar found N 88 degrees 33' 28" E 30.00 feet;
- 2) N 88 degrees 33' 28" E 783.83 feet through the lands of David E. Miller and Katie Ann Miller (O.R. vol. 471 page 1717) and partly along Jonas P. Miller and Sara E. Miller's (O.R. vol. 570 page 149) south line to an iron pin set;
- 3) S 00 degrees 16' 13" W 331.19 feet to an iron pin set;
- 4) S 88 degrees 33' 28" W 773.93 feet to the TRUE POINT OF BEGINNING.

This parcel contains 5.919 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.

This description prepared by Donald C. Baker, P.S. 6938, July 13, 2021.

For survey, See Volume XX, Page 108 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938



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**OCT 13 2021**

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 5.001 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northwest quarter of Section 11,  
County of Wayne and State of Ohio.

Described as follows:

Commencing at a R.R. spike found in the center of Hoy Rd. aka C.R. 201 marking the southwest corner of the northwest quarter of Section 11, thence N 01 degrees 26' 32" W 1118.08 feet along the section line and along the centerline of Hoy Rd. aka C.R. 201 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 88 degrees 33' 28" E 30.00 feet.

thence with the following SEVEN (7) COURSES:

- 1) N 01 degrees 26' 32" W 30.00 feet along the section line and along Hoy Rd. aka C.R. 201 to a point, witnessed by a 5/8 inch rebar found N 88 degrees 33' 28" E 30.00 feet;
- 2) N 88 degrees 33' 28" E 773.93 feet to an iron pin set;
- 3) N 00 degrees 16' 13" E 331.19 feet to an iron pin set on Jonas P. Miller and Sara E. Miller's (O.R. vol. 570 page 149) south line;
- 4) N 88 degrees 33' 28" E 533.35 feet along said Miller's south line to an iron pin set on David D. Shearer's (O.R. vol. 888 page 3504) west line;
- 5) S 01 degrees 23' 26" E 361.68 feet along said Shearer and David H. Troyer and Laura A. Troyer's (O.R. vol. 888 page 3257) west line to an iron pin set;
- 6) S 88 degrees 37' 10" W 593.20 feet to an iron pin set;
- 7) S 88 degrees 33' 28" W 723.65 feet along Abe J. Yoder and Nettie W. Yoder's (O.R. vol. 923 page 2018) north line to the TRUE POINT OF BEGINNING.

This parcel contains 5.001 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.

This description prepared by Donald C. Baker, P.S. 6938, July 13, 2021.  
For survey, See Volume XX, Page 68 of the Wayne County Survey Records.



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**Baker Surveying, LLC**

138 N Clay St.  
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**Description 9.098 acre parcel**

Situated in the Township of Franklin (T-14 N, R-13 W), northwest quarter of Section 11, County of Wayne and State of Ohio.

Described as follows:

Commencing at a R.R. spike found in the center of Hoy Rd. aka C.R. 201 marking the southwest corner of the northwest quarter of Section 11, thence N 01 degrees 26' 32" W 486.00 feet along the section line and along the centerline of Hoy Rd. aka C.R. 201 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 88 degrees 33' 28" E 30.00 feet.

thence with the following SIX (6) COURSES:

- 1) N 01 degrees 26' 32" W 30.00 feet along the section line and along Hoy Rd. aka C.R. 201 to a point, witnessed by a 5/8 inch rebar found N 88 degrees 33' 28" E 30.00 feet;
- 2) N 88 degrees 33' 28" E 723.65 feet along Nelson Ray Troyer and Sarah P. Mast's (O.R. vol. 879 page 2266) south line to a 5/8 inch rebar found;
- 3) N 01 degrees 26' 32" W 602.08 feet along said Troyer and Mast and Abe J. Yoder and Nettie W. Yoder's (O.R. vol. 923 page 2018) east line to an iron pin set;
- 4) N 88 degrees 37' 10" E 593.20 feet through the lands of DI Real Estate Properties LLC (O.R. vol. 886 page 2838) to an iron pin set on David H. Troyer and Laura A. Troyer's (O.R. vol. 888 page 3257) west line;
- 5) S 01 degrees 23' 26" E 631.44 feet along said Troyer and Nathan E. Badertscher and Sheri L. Badertscher (O.R. vol. 888 page 2929) and William R. Nichols and Freda B. Nichols's (O.R. vol. 524 page 1083) west line to a 5/8 inch rebar found;
- 6) S 88 degrees 33' 28" W 1316.28 feet along Jonas A. Yoder and Edna L. Yoder's (O.R. vol. 847 page 1931) north line to the TRUE POINT OF BEGINNING.

This parcel contains 9.098 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.

This description prepared by Donald C. Baker, P.S. 6938, July 13, 2021.

For survey, See Volume XX, Page 108 of the Wayne County Survey Records.



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### Description 0.918 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northwest quarter of Section 11, County of Wayne and State of Ohio.

Described as follows:

Commencing at a R.R. spike found in the center of Hoy Rd. aka C.R. 201 marking the southwest corner of the northwest quarter of Section 11, thence N 01 degrees 26' 32" W 1148.08 feet along the section line and along the centerline of Hoy Rd. aka C.R. 201 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 88 degrees 33' 28" E 30.00 feet.

thence with the following SIX (6) COURSES:

- 1) N 01 degrees 26' 32" W 30.00 feet along the section line and along Hoy Rd. aka C.R. 201 to a point, witnessed by a 5/8 inch rebar found N 88 degrees 33' 28" E 30.00 feet;
- 2) N 88 degrees 33' 28" E 723.65 feet along David E. Miller and Katie Ann Miller's (O.R. vol. 471 page 1717) south line to a 5/8 inch rebar found;
- 3) N 01 degrees 26' 32" W 301.04 feet along said Miller's east line to a 5/8 inch rebar found;
- 4) N 88 degrees 33' 28" E 60.18 feet along Jonas P. Miller and Sara E. Miller's (O.R. vol. 570 page 149) south line to an iron pin set;
- 5) S 00 degrees 16' 13" W 331.19 feet through the lands of DI Real Estate Properties LLC (O.R. vol. 910 page 5807) to an iron pin set on DI Real Estate Properties LLC's (O.R. vol. 886 page 2838) north line;
- 6) S 88 degrees 33' 28" W 773.93 feet along said DI Real Estate Properties LLC's north line to the TRUE POINT OF BEGINNING.

This parcel contains 0.918 acres, but subject to all highways and easements of record. To go to adjoiner only.

The 0.918 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.

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