

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

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

Description 5.170 acre parcel – Tract 1

Situated in the Township of Franklin (T-14 N, R-13 W), southeast quarter of Section 23 and southwest quarter of Section 24, County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found on the Holmes County line and in Redett Road aka T.R. 422 marking the southwest corner of the southwest quarter of Section 24, thence N 89 degrees 17' 56" E 660.00 feet along the Holmes County line and along the section line and partly along Redett Road aka T.R. 422 to an iron pin set, thence N 01 degrees 31' 20" W 1269.22 feet along Berlin Mineral Co.'s (D.V. 475 page 113) west line and partly along Redett Road aka T.R. 422 to an iron pin set the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 89 degrees 17' 56" W 53.00 feet.

thence with the following FOUR (4) COURSES:

- 1) S 89 degrees 17' 56" W 698.83 feet (passing into the southeast quarter of Section 23) through the lands of Opliger Farms LLC (O.R. 941 page 3954 and O.R. 941 page 3960) to an iron pin set, witnessed by an iron pin set N 89 degrees 17' 56" E 38.82 feet;
- 2) N 01 degrees 31' 20" W 322.29 feet through the lands of said Opliger Farms LLC to an iron pin set, witnessed by an iron pin set N 89 degrees 17' 56" E 38.81 feet;
- 3) N 89 degrees 17' 56" E 698.83 feet through the lands of said Opliger Farms LLC to an iron pin set on said Berlin Mineral Co.'s west line and in Redett Road aka T.R. 422, witnessed by an iron pin set S 89 degrees 17' 56" W 53.00 feet;
- 4) S 01 degrees 31' 20" E 322.29 feet along said Berlin Mineral Co.'s west line and along Redett Road aka T.R. 422 to the TRUE POINT OF BEGINNING.

This parcel contains 5.170 acres, but subject to all highways and easements of record. Containing 0.287 acres in the southeast quarter of Section 23 and 4.883 acres in the southwest quarter of Section 24.

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, June 24, 2022.
For survey, See Volume XX, Page 264 of the Wayne County Survey Records.

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Description 5.170 acre parcel – Tract 2

Situated in the Township of Franklin (T-14 N, R-13 W), southeast quarter of Section 23 and southwest quarter of Section 24, County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found on the Holmes County line and in Redett Road aka T.R. 422 marking the southwest corner of the southwest quarter of Section 24, thence N 89 degrees 17' 56" E 660.00 feet along the Holmes County line and along the section line and partly along Redett Road aka T.R. 422 to an iron pin set, thence N 01 degrees 31' 20" W 946.93 feet along Berlin Mineral Co.'s (D.V. 475 page 113) west line and partly along Redett Road aka T.R. 422 to an iron pin set the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 89 degrees 17' 56" W 53.00 feet.

thence with the following FOUR (4) COURSES:

- 1) S 89 degrees 17' 56" W 698.83 feet (passing into the southeast quarter of Section 23) through the lands of Opliger Farms LLC (O.R. 941 page 3954 and O.R. 941 page 3960) to an iron pin set, witnessed by an iron pin set N 89 degrees 17' 56" E 38.82 feet;
- 2) N 01 degrees 31' 20" W 322.29 feet through the lands of said Opliger Farms LLC to an iron pin set, witnessed by an iron pin set N 89 degrees 17' 56" E 38.82 feet;
- 3) N 89 degrees 17' 56" E 698.83 feet through the lands of said Opliger Farms LLC to an iron pin set on said Berlin Mineral Co.'s west line and in Redett Road aka T.R. 422, witnessed by an iron pin set S 89 degrees 17' 56" W 53.00 feet;
- 4) S 01 degrees 31' 20" E 322.29 feet along said Berlin Mineral Co.'s west line and along Redett Road aka T.R. 422 to the TRUE POINT OF BEGINNING.

This parcel contains 5.170 acres, but subject to all highways and easements of record. Containing 0.287 acres in the southeast quarter of Section 23 and 4.883 acres in the southwest quarter of Section 24.

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 5.170 acre parcel – Tract 3

Situated in the Township of Franklin (T-14 N, R-13 W), southeast quarter of Section 23 and southwest quarter of Section 24, County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found on the Holmes County line and in Redett Road aka T.R. 422 marking the southwest corner of the southwest quarter of Section 24, thence N 89 degrees 17' 56" E 660.00 feet along the Holmes County line and along the section line and partly along Redett Road aka T.R. 422 to an iron pin set, thence N 01 degrees 31' 20" W 624.64 feet along Berlin Mineral Co.'s (D.V. 475 page 113) west line and partly along Redett Road aka T.R. 422 to an iron pin set the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 89 degrees 17' 56" W 53.00 feet.

thence with the following FOUR (4) COURSES:

- 1) S 89 degrees 17' 56" W 698.83 feet (passing into the southeast quarter of Section 23) through the lands of Opliger Farms LLC (O.R. 941 page 3954 and O.R. 941 page 3960) to an iron pin set, witnessed by an iron pin set N 89 degrees 17' 56" E 38.82 feet;
- 2) N 01 degrees 31' 20" W 322.29 feet through the lands of said Opliger Farms LLC to an iron pin set, witnessed by an iron pin set N 89 degrees 17' 56" E 38.82 feet;
- 3) N 89 degrees 17' 56" E 698.83 feet (passing into the southwest quarter of Section 24) through the lands of said Opliger Farms LLC to an iron pin set on said Berlin Mineral Co.'s west line and in Redett Road aka T.R. 422, witnessed by an iron pin set S 89 degrees 17' 56" W 53.00 feet;
- 4) S 01 degrees 31' 20" E 322.29 feet along said Berlin Mineral Co.'s west line and along Redett Road aka T.R. 422 to the TRUE POINT OF BEGINNING.

This parcel contains 5.170 acres, but subject to all highways and easements of record. Containing 0.287 acres in the southeast quarter of Section 23 and 4.883 acres in the southwest quarter of Section 24.

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, June 24, 2022.
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Description 5.010 acre parcel – Tract 4

Situated in the Township of Franklin (T-14 N, R-13 W), southwest quarter of Section 24,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 1/2 inch pipe found in Harrison Road aka C.R. 2 marking the northwest corner of the southwest quarter of Section 24, thence N 89 degrees 03' 33" E 660.00 feet along the quarter section line and along Harrison Road aka C.R. 2 to a point, thence S 01 degrees 31' 20" E 508.78 feet along Greg S. Opliger and Mary M. Opliger's (O.R. 742 page 1550) west line and along Berlin Mineral Co.'s (D.V. 475 page 113) west line and along Redett Road aka T.R. 422 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 89 degrees 17' 56" W 53.00 feet.

thence with the following FOUR (4) COURSES:

- 1) S 01 degrees 31' 20" E 481.86 feet along said Berlin Mineral Co.'s west line and along Redett Road aka T.R. 422 to an iron pin set, witnessed by an iron pin set S 89 degrees 17' 56" W 53.00 feet;
- 2) S 89 degrees 17' 56" W 452.95 feet through the lands of Opliger Farms LLC (O.R. 941 page 3954 and O.R. 941 page 3960) to an iron pin set;
- 3) N 01 degrees 31' 20" W 481.86 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 4) N 89 degrees 17' 56" E 452.95 feet through the lands of said Opliger Farms LLC to the TRUE POINT OF BEGINNING.

This parcel contains 5.010 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, June 24, 2022.
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Description 5.010 acre parcel – Tract 5

Situated in the Township of Franklin (T-14 N, R-13 W), southeast quarter of Section 23 and southwest quarter of Section 24, County of Wayne and State of Ohio.

Described as follows:

Beginning at a stone found on the Holmes County line and in Redett Road aka T.R. 422 marking the southeast corner of the southeast quarter of Section 23 the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) S 89 degrees 13' 23" W 38.83 feet along the Holmes County line and along the section line and along Redett Road aka T.R. 422 to a point, witnessed by an iron pin set N 01 degrees 31' 20" W 8.00 feet;
- 2) N 01 degrees 31' 20" W 624.69 feet through the lands of Opliger Farms LLC (O.R. 941 page 3954 and O.R. 941 page 3960) to an iron pin set, witnessed by an iron pin set N 89 degrees 17' 56" E 38.82 feet;
- 3) N 89 degrees 17' 56" E 349.41 feet (passing into the southwest quarter of Section 24) through the lands of said Opliger Farms LLC to an iron pin set;
- 4) S 01 degrees 31' 20" E 624.64 feet through the lands of said Opliger Farms LLC to a point on the Holmes County line and on the section line and in Redett Road aka T.R. 422, witnessed by an iron pin set N 01 degrees 31' 20" W 18.00 feet;
- 5) S 89 degrees 17' 56" W 310.58 feet along the Holmes County line and along the section line and along Redett Road aka T.R. 422 to the TRUE POINT OF BEGINNING.

This parcel contains 5.010 acres, but subject to all highways and easements of record. Containing 0.557 acres in the southeast quarter of Section 23 and 4.453 acres in the southwest quarter of Section 24.

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, June 24, 2022.

For survey, See Volume XX, Page 2104 of the Wayne County Survey Records.

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Description 5.010 acre parcel – Tract 6

Situated in the Township of Franklin (T-14 N, R-13 W), southwest quarter of Section 24, County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found on the Holmes County line and in Redett Road aka T.R. 422 marking the southwest corner of the southwest quarter of Section 24, thence N 89 degrees 17' 56" E 310.58 feet along the Holmes County line and along the section line and along Redett Road aka T.R. 422 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 01 degrees 31' 20" W 18.00 feet.

thence with the following FOUR (4) COURSES:

- 1) N 01 degrees 31' 20" W 624.64 feet through the lands of Opliger Farms LLC (O.R. 941 page 3954 and O.R. 941 page 3960) to an iron pin set;
- 2) N 89 degrees 17' 56" E 349.42 feet through the lands of said Opliger Farms LLC to an iron pin set on Berlin Mineral Co.'s (D.V. 475 page 113) west line and in Redett Road aka T.R. 422, witnessed by an iron pin set S 89 degrees 17' 56" W 53.00 feet;
- 3) S 01 degrees 31' 20" E 624.64 feet along said Berlin Mineral Co.'s west line and partly along Redett Road aka T.R. 422 to an iron pin set on the Holmes County line and on the section line;
- 4) S 89 degrees 17' 56" W 349.42 feet along the Holmes County line and along the section line and partly along Redett Road aka T.R. 422 to the TRUE POINT OF BEGINNING.

This parcel contains 5.010 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, June 24, 2022.

For survey, See Volume XX, Page 2104 of the Wayne County Survey Records.



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Description 5.200 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), southeast quarter of Section 23,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found on the Holmes County line marking the southwest corner
of the southeast quarter of Section 23, thence N 89 degrees 13' 23" E 800.64 feet along
the Holmes County line and along the section line and along Redett Road aka T.R. 422
to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 01 degrees
16' 43" W 9.00 feet.

thence with the following FOUR (4) COURSES:

- 1) N 01 degrees 16' 43" W 571.96 feet through the lands of Opliger Farms LLC (O.R.
941 page 3954 and O.R. 941 page 3960) to an iron pin set;
- 2) N 89 degrees 13' 23" E 394.83 feet through the lands of said Opliger Farms LLC to
an iron pin set;
- 3) S 01 degrees 31' 20" E 571.99 feet through the lands of said Opliger Farms LLC to
an iron pin set on the Holmes County line and on the section line and in Redett Road
aka T.R. 422;
- 4) S 89 degrees 13' 23" W 397.26 feet along the Holmes County line and along the
section line and along Redett Road aka T.R. 422 to the TRUE POINT OF
BEGINNING.

This parcel contains 5.200 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, June 24, 2022.
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Aaron L. Gerber P.S. 8379



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Description 6.000 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), southeast quarter of Section 23, County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found on the Holmes County line marking the southwest corner of the southeast quarter of Section 23, thence N 89 degrees 13' 23" E 1197.90 feet along the Holmes County line and along the section line and along Redett Road aka T.R. 422 to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 01 degrees 31' 20" W 721.51 feet through the lands of Opliger Farms LLC (O.R. 941 page 3654 and O.R. 941 page 3960) to an iron pin set;
- 2) N 89 degrees 13' 23" E 362.27 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 3) S 01 degrees 31' 20" E 721.51 feet through the lands of said Opliger Farms LLC to an iron pin set on the Holmes County line and on the section line and in Redett Road aka T.R. 422;
- 4) S 89 degrees 13' 23" W 362.27 feet along the Holmes County line and along the section line and along Redett Road aka T.R. 422 to the TRUE POINT OF BEGINNING.

This parcel contains 6.000 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, June 24, 2022.

For survey, See Volume XX, Page 264 of the Wayne County Survey Records.



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Baker Surveying, LLC
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Millersburg, OH 44654

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Description 5.700 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), southeast quarter of Section 23, County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found on the Holmes County line marking the southwest corner of the southeast quarter of Section 23, thence N 89 degrees 13' 23" E 1560.17 feet along the Holmes County line and along the section line and along Redett Road aka T.R. 422 to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 01 degrees 31' 20" W 721.51 feet through the lands of Opliger Farms LLC (O.R. 941 page 3954 and O.R. 941 page 3960) to an iron pin set;
- 2) N 89 degrees 13' 23" E 344.16 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 3) S 01 degrees 31' 20" E 721.51 feet through the lands of said Opliger Farms LLC to an iron pin set on the Holmes County line and on the section line and in Redett Road aka T.R. 422;
- 4) S 89 degrees 13' 23" W 344.16 feet along the Holmes County line and along the section line and along Redett Road aka T.R. 422 to the TRUE POINT OF BEGINNING.

This parcel contains 5.700 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, June 24, 2022.

For survey, See Volume XX, Page 264 of the Wayne County Survey Records.



Aaron L. Gerber P.S. 8379



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Description 5.600 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), southeast quarter of Section 23, County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found on the Holmes County line marking the southwest corner of the southeast quarter of Section 23, thence N 89 degrees 13' 23" E 1904.33 feet along the Holmes County line and along the section line and along Redett Road aka T.R. 422 to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 01 degrees 31' 20" W 721.51 feet through the lands of Opliger Farms LLC (O.R. 941 page 3954 and O.R. 941 page 3960) to an iron pin set;
- 2) N 89 degrees 13' 23" E 338.12 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 3) S 01 degrees 31' 20" E 721.51 feet through the lands of said Opliger Farms LLC to an iron pin set on the Holmes County line and on the section line and in Redett Road aka T.R. 422;
- 4) S 89 degrees 13' 23" W 338.12 feet along the Holmes County line and along the section line and along Redett Road aka T.R. 422 to the TRUE POINT OF BEGINNING.

This parcel contains 5.600 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, June 24, 2022.
For survey, See Volume XX, Page 2604 of the Wayne County Survey Records.



Aaron L. Gerber P.S. 8379



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138 N Clay St.
Millersburg, OH 44654

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Description 5.370 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), southeast quarter of Section 23, County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found on the Holmes County line and in Redett Road aka T.R. 422 marking the southeast corner of the southeast quarter of Section 23, thence S 89 degrees 13' 23" W 38.83 feet along the Holmes County line and along the section line and along Redett Road aka T.R. 422 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 01 degrees 31' 20" W 8.00 feet.

thence with the following FOUR (4) COURSES:

- 1) S 89 degrees 13' 23" W 324.23 feet along the Holmes County line and along the section line and along Redett Road aka T.R. 422 to an iron pin set;
- 2) N 01 degrees 31' 20" W 721.51 feet through the lands of Opliger Farms LLC (O.R. 941 page 3954 and O.R. 941 page 3960) to an iron pin set;
- 3) N 89 degrees 13' 23" E 324.23 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 4) S 01 degrees 31' 20" E 721.51 feet through the lands of said Opliger Farms LLC to the TRUE POINT OF BEGINNING.

This parcel contains 5.370 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, June 24, 2022.
For survey, See Volume XX, Page 264 of the Wayne County Survey Records.



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Millersburg, OH 44654

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Description 5.280 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), southwest quarter of Section 24,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 1/2 inch pipe found in Harrison Road aka C.R. 2 marking the
northwest corner of the southwest quarter of Section 24, thence N 89 degrees 03' 33" E
207.08 feet along the quarter section line and along Harrison Road aka C.R. 2 to a point
the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 01 degrees 31' 20" E
30.00 feet.

thence with the following FOUR (4) COURSES:

- 1) N 89 degrees 03' 33" E 452.92 feet along the quarter section line and along Harrison
Road aka C.R. 2 to a point, witnessed by a 5/8 inch rebar found S 01 degrees 31'
20" E 50.00 feet;
- 2) S 01 degrees 31' 20" E 508.78 feet along Greg S. Opliger and Mary M. Opliger's
(O.R. 742 page 1550) west line and along Berlin Mineral Co.'s (D.V. 475 page 113)
west line and along Redett Road aka T.R. 422 to a point, witnessed by an iron pin
set S 89 degrees 17' 56" W 53.00 feet;
- 3) S 89 degrees 17' 56" W 452.95 feet through the lands of Opliger Farms LLC (O.R.
941 pave 3954 and O.R. 941 page 3960) to an iron pin set;
- 4) N 01 degrees 31' 20" W 506.89 feet through the lands of said Opliger Farms LLC to
the TRUE POINT OF BEGINNING.

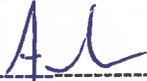
This parcel contains 5.280 acres, but subject to all highways and easements of record.

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.

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Description 18.000 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), southeast quarter of Section 23 and southwest quarter of Section 24, County of Wayne and State of Ohio.

Described as follows:

Beginning at a 1/2 inch pipe found in Harrison Road aka C.R. 2 marking the northwest corner of the southwest quarter of Section 24 the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) N 89 degrees 03' 33" E 207.08 feet along the quarter section line and along Harrison Road aka C.R. 2 to a point, witnessed by an iron pin set S 01 degrees 31' 20" E 30.00 feet;
- 2) S 01 degrees 31' 20" E 988.75 feet through the lands of Opliger Farms LLC (O.R. 941 page 3954 and O.R. 941 page 3960) to an iron pin set;
- 3) S 89 degrees 17' 56" W 793.64 feet (passing into the southeast quarter of Section 23) through the lands of said Opliger to an iron pin set;
- 4) N 01 degrees 31' 20" W 988.04 feet through the lands of said Opliger to a point on the quarter section line and in Harrison Road aka C.R. 2, witnessed by an iron pin set S 01 degrees 31' 20" E 30.00 feet;
- 5) N 89 degrees 18' 52" E 586.55 feet along the quarter section line and along Harrison Road aka C.R. 2 to the TRUE POINT OF BEGINNING.

This parcel contains 18.000 acres, but subject to all highways and easements of record. Containing 13.302 acres in the southeast quarter of Section 23 and 4.698 acres in the southwest quarter of Section 24.

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, June 24, 2022.
For survey, See Volume XX, Page 2164 of the Wayne County Survey Records.

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Telephone: 330-674-4788
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Description 14.100 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), southeast quarter of Section 23,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found in Nonpariel Road aka T.R. 202 marking the
northwest corner of the southeast quarter of Section 23, thence N 89 degrees 18' 52" E
1427.74 feet along the quarter section line to a mag nail set in Harrison Road aka C.R. 2
the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 01 degrees 14' 19" E
30.00 feet.

thence with the following FOUR (4) COURSES:

- 1) N 89 degrees 18' 52" E 619.20 feet along the quarter section line and along Harrison
Road aka C.R. 2 to a point, witnessed by an iron pin set S 01 degrees 31' 20" E
30.00 feet;
- 2) S 01 degrees 31' 20" E 988.04 feet through the lands of Opliger Farms LLC (O.R.
941 page 3954 and O.R. 941 page 3960) to an iron pin set;
- 3) S 89 degrees 17' 56" W 624.08 feet through the lands of said Opliger Farms LLC to
an iron pin set;
- 4) N 01 degrees 14' 19" W 988.15 feet through the lands of said Opliger Farms LLC to
the TRUE POINT OF BEGINNING.

This parcel contains 14.100 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, June 24, 2022.

For survey, See Volume XX, Page 264 of the Wayne County Survey Records.



Aaron L. Gerber P.S. 8379



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

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

Description 11.065 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), southeast quarter of Section 23, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found in Nonpariel Road aka T.R. 202 marking the northwest corner of the southeast quarter of Section 23, thence N 89 degrees 18' 52" E 1427.74 feet along the quarter section line to a mag nail set in Harrison Road aka C.R. 2 the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 01 degrees 14' 19" E 30.00 feet.

thence with the following EIGHT (8) COURSES:

- 1) S 01 degrees 14' 19" E 988.15 feet through the lands of Opliger Farms LLC (O.R. 941 page 3954 and O.R. 941 page 3960) to an iron pin set;
- 2) S 89 degrees 17' 56" W 500.25 feet through the lands of said Opliger Farms LLC to an iron pin set on Robert R. Miller, Trustee's (O.R. 879 page 1928 and O.R. 877 page 2399) east line;
- 3) N 01 degrees 14' 19" W 939.53 feet along said Miller's east line to a point on Martin J. Mast and Susan M. Mast's (O.R. 929 page 3148) south line and in Harrison Road aka C.R. 2, witnessed by a 5/8 inch rebar found S 01 degrees 14' 19" E 59.81 feet;
- 4) N 75 degrees 12' 31" E 80.46 feet along said Mast's south line and along Harrison Road aka C.R. 2 to an iron pin set;
- 5) S 02 degrees 46' 58" E 27.20 feet through the lands of said Opliger Farms LLC to a mag nail set on the centerline of Harrison Road aka C.R. 2;
- 6) N 77 degrees 37' 43" E 122.33 feet along the centerline of Harrison Road aka C.R. 2 to a mag nail set;
- 7) N 80 degrees 02' 00" E 87.29 feet along the centerline of Harrison Road aka C.R. 2 to a mag nail set;
- 8) N 84 degrees 39' 42" E 215.52 feet along the centerline of Harrison Road aka C.R. 2 to the TRUE POINT OF BEGINNING.

This parcel contains 11.065 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.

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Description 20.665 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), southeast quarter of Section 23 and southwest quarter of Section 24, County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found on the Holmes County line and in Redett Road aka T.R. 422 marking the southwest corner of the southwest quarter of Section 24, thence N 89 degrees 17' 56" E 660.00 feet along the Holmes County line and along the section line and partly along Redett Road aka T.R. 422 to an iron pin set, thence N 01 degrees 31' 20" W 1591.51 feet along Berlin Mineral Co.'s (D.V. 475 page 113) west line and partly along Redett Road aka T.R. 422 to an iron pin set the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 89 degrees 17' 56" W 53.00 feet.

thence with the following SIX (6) COURSES:

- 1) S 89 degrees 17' 56" W 698.83 feet (passing into the southeast quarter of Section 23) through the lands of Opliger Farms LLC (O.R. 941 page 3954 and O.R. 941 page 3960) to an iron pin set, witnessed by an iron pin set N 89 degrees 17' 56" E 38.81 feet;
- 2) S 01 degrees 31' 20" E 400.29 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 3) S 88 degrees 36' 20" W 1674.45 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 4) N 01 degrees 14' 19" W 510.52 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 5) N 89 degrees 17' 56" E 2370.92 feet (passing into the southwest quarter of Section 24) through the lands of said Opliger Farms LLC to an iron pin set on said Berlin Mineral Co.'s west line and in Redett Road aka T.R. 422, witnessed by an iron pin set S 89 degrees 17' 56" W 53.00 feet;
- 6) S 01 degrees 31' 20" E 90.00 feet along said Berlin Mineral Co.'s west line and along Redett Road aka T.R. 422 to the TRUE POINT OF BEGINNING.

This parcel contains 20.665 acres, but subject to all highways and easements of record.

Containing 19.302 acres in the southeast quarter of Section 23 and 1.363 acres in the southwest quarter of Section 24.

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, June 24, 2022.

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Aaron L. Gerber P.S. 8379



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138 N Clay St.
Millersburg, OH 44654

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Description 20.100 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), southeast quarter of Section 23, County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found on the Holmes County line and in Redett Road aka T.R. 422 marking the southeast corner of the southeast quarter of Section 23, thence S 89 degrees 13' 23" W 363.06 feet along the Holmes County line and along the section line and along Redett Road aka T.R. 422 to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following ELEVEN (11) COURSES:

- 1) S 89 degrees 13' 23" W 30.00 feet along the Holmes County line and along the section line and along Redett Road aka T.R. 422 to an iron pin set;
- 2) N 01 degrees 31' 20" W 721.51 feet through the lands of Opliger Farms LLC (O.R. 941 page 3954 and O.R. 941 page 3960) to an iron pin set;
- 3) S 89 degrees 13' 23" W 1044.55 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 4) S 01 degrees 31' 20" E 149.52 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 5) S 89 degrees 13' 23" W 394.83 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 6) N 01 degrees 16' 43" W 93.04 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 7) N 11 degrees 39' 18" E 520.35 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 8) N 88 degrees 36' 20" E 1674.45 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 9) S 01 degrees 31' 20" E 469.76 feet through the lands of said Opliger Farms LLC to an iron pin set;

- 10) S 89 degrees 13' 23" W 324.23 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 11) S 01 degrees 31' 20" E 721.51 feet through the lands of said Opliger Farms LLC to the TRUE POINT OF BEGINNING.

This parcel contains 20.100 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, June 24, 2022.

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Description 28.200 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), southeast quarter of Section 23, County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found on the Holmes County line marking the southwest corner of the southeast quarter of Section 23, thence N 89 degrees 13' 23" E 92.60 feet along the Holmes County line and along the section line and along Redett Road aka T.R. 422 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 01 degrees 28' 42" W 17.00 feet.

thence with the following EIGHT (8) COURSES:

- 1) N 01 degrees 28' 42" W 451.00 feet through the lands of Opliger Farms LLC (O.R. 941 page 3954 and O.R. 941 page 3960) to an iron pin set;
- 2) N 08 degrees 22' 27" W 771.19 feet through the lands of said Opliger Farms LLC to a point on the quarter section line, witnessed by a 5/8 inch rebar found S 87 degrees 57' 46" W 0.31 feet;
- 3) N 01 degrees 28' 42" W 314.32 feet along the quarter section line to a point, witnessed by a stone found N 88 degrees 28' 14" E 0.35 feet;
- 4) N 88 degrees 28' 14" E 922.67 feet along Robert R. Miller, Trustee's (O.R. 879 page 1928 and O.R. 877 page 2399) south line to a 3/4 inch pipe found;
- 5) S 01 degrees 14' 19" E 368.69 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 6) S 11 degrees 39' 18" W 520.35 feet through the lands of said Opliger Farms LLC to an iron pin set;
- 7) S 01 degrees 16' 43" E 665.00 feet through the lands of said Opliger Farms LLC to a point on the Holmes County line and on the section line and in Redett Road aka T.R. 422, witnessed by an iron pin set N 01 degrees 16' 43" W 9.00 feet;
- 8) S 89 degrees 13' 23" W 708.04 feet along the Holmes County line and along the section line and along Redett Road aka T.R. 422 to the TRUE POINT OF BEGINNING.

This parcel contains 28.200 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, June 24, 2022.

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138 N Clay St.
Millersburg, OH 44654

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

Description 31.180 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), southeast and southwest quarters of Section 23, County of Wayne and State of Ohio.

Described as follows:

Beginning at a stone found on the Holmes County line marking the southeast corner of the southwest quarter of Section 23 the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) S 89 degrees 15' 01" W 1311.70 feet along the Holmes County line and along the section line to a 5/8 inch rebar found;
- 2) N 01 degrees 21' 06" W 597.61 feet along Levi D. Miller and Susan M. Miller's (O.R. 776 page 3) east line to a stone found;
- 3) N 84 degrees 55' 46" E 537.37 feet along Gregory Alan Wiles' (O.R. 914 page 5908) south line to a stone found;
- 4) N 07 degrees 03' 06" W 562.09 feet along said Wiles' east line to a stone found;
- 5) N 87 degrees 57' 46" E 828.59 feet along said Wiles' south line to a point on the quarter section line, witnessed by a 5/8 inch rebar found S 87 degrees 57' 46" W 0.31 feet;
- 6) S 08 degrees 22' 27" E 771.19 feet (passing into the southeast quarter of Section 23) through the lands of Opliger Farms LLC (O.R. 941 page 3954 and O.R. 941 page 3960) to an iron pin set;
- 7) S 01 degrees 28' 42" E 451.00 feet through the lands of said Opliger Farms LLC to a point on the Holmes County line and on the section line and in Redett Road aka T.R. 422, witnessed by an iron pin set N 01 degrees 28' 42" W 17.00 feet;
- 8) S 89 degrees 13' 23" W 92.60 feet along the Holmes County line and along the section line and along Redett Road aka T.R. 422 to the TRUE POINT OF BEGINNING.

This parcel contains 31.180 acres, but subject to all highways and easements of record. Containing 29.409 acres in the southwest quarter of Section 23 and 1.771 acres in the southeast 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, 2011 Adjustment.

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