

**Baker Surveying, LLC**

138 N Clay St.  
Millersburg, OH 44654

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

**Description 3.106 acre parcel**

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 24, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 3/4 inch pinchtap found at the intersection of Hackett Road aka C.R. 188 and Kansas Road aka T.R. 179 marking the southeast corner of the southwest quarter of Section 24, thence N 00 degrees 33' 41" W 325.50 feet along the quarter section line and along Kansas Road aka T.R. 179 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 87 degrees 26' 47" W 30.00 feet.

thence with the following SIX (6) COURSES:

- 1) S 87 degrees 26' 47" W 527.02 feet through the lands of Neal M. Hochstetler and Faye Hochstetler (O.R. 522 page 2215) to an iron pin set on JAWS Enterprises LLC's (O.R. 900 page 3544) east line;
- 2) N 15 degrees 35' 41" W 56.95 feet along said JAWS Enterprises LLC's east line to a 5/8 inch rebar found;
- 3) N 08 degrees 54' 00" W 62.09 feet along said JAWS Enterprises LLC's east line to a 5/8 inch rebar found;
- 4) N 01 degrees 30' 54" W 135.94 feet along said JAWS Enterprises LLC's east line to an iron pin set;
- 5) N 88 degrees 35' 51" E 552.80 feet through the lands of said Hochstetler to a point on the quarter section line and in Kansas Road aka T.R. 179, witnessed by an iron pin set S 88 degrees 35' 51" W 39.91 feet;
- 6) S 00 degrees 33' 41" E 242.15 feet along the quarter section line and along Kansas Road aka T.R. 179 to the TRUE POINT OF BEGINNING.

This parcel contains 3.106 acres, but subject to all highways and easements of record.

Also granting a 40 foot easement, containing 0.331 acres, for the purpose of ingress and egress, further described as follows:

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 24, County of Wayne and State of Ohio.

Commencing at a 3/4 inch pinchtap found at the intersection of Hackett Road aka C.R. 188 and Kansas Road aka T.R. 179 marking the southeast corner of the southwest quarter of Section 24, thence N 00 degrees 33' 41" W 567.65 feet along the quarter section line and along Kansas Road aka T.R. 179 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 88 degrees 35' 51" W 39.91 feet.

thence with the following FOUR (4) COURSES:

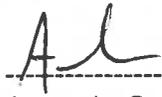
- 1) S 88 degrees 35' 51" W 360.00 feet through the lands of Neal M. Hochstetler and Faye Hochstetler (O.R. 522 page 2215) to a point;
- 2) N 01 degrees 24' 09" W 40.00 feet through the lands of said Hochstetler to a point;

- 3) N 88 degrees 35' 51" E 360.59 feet through the lands of said Hochstetler to a point on the quarter section line and in Kansas Road aka T.R. 179;
- 4) S 00 degrees 33' 41" E 40.00 feet along the quarter section line and along Kansas Road aka T.R. 179 to the TRUE POINT OF BEGINNING.

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, October 7, 2022.  
For survey, See Volume XX, Page 350 of the Wayne County Survey Records.



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#### Description 3.997 acre parcel

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 24, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 3/4 inch pinchtap found at the intersection of Hackett Road aka C.R. 188 and Kansas Road aka T.R. 179 marking the southeast corner of the southwest quarter of Section 24, thence N 00 degrees 33' 41" W 567.65 feet along the quarter section line and along Kansas Road aka T.R. 179 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 88 degrees 35' 51" W 39.91 feet.

thence with the following FOUR (4) COURSES:

- 1) S 88 degrees 35' 51" W 552.80 feet through the lands of Neal M. Hochstetler and Faye Hochstetler (O.R. 522 page 2215) to an iron pin set on JAWS Enterprises LLC's (O.R. 900 page 3544) east line;
- 2) N 01 degrees 30' 54" W 313.48 feet along said JAWS Enterprises LLC's east line to a 5/8 inch rebar found on Melvin A. Troyer and Anna A. Troyer's (O.R. 509 page 1646) south line;
- 3) N 88 degrees 35' 51" E 558.02 feet along said Troyer's south line to a point on the quarter section line and in Kansas Road aka T.R. 179, witnessed by a 5/8 inch rebar found S 88 degrees 35' 51" W 29.63 feet;
- 4) S 00 degrees 33' 41" E 313.51 feet along the quarter section line and along Kansas Road aka T.R. 179 to the TRUE POINT OF BEGINNING.

This parcel contains 3.997 acres, but subject to all highways and easements of record.

Also subject to and granting the use of a 40 foot easement, containing 0.331 acres, for the purpose of ingress and egress, further described as follows:

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 24, County of Wayne and State of Ohio.

Commencing at a 3/4 inch pinchtap found at the intersection of Hackett Road aka C.R. 188 and Kansas Road aka T.R. 179 marking the southeast corner of the southwest quarter of Section 24, thence N 00 degrees 33' 41" W 567.65 feet along the quarter section line and along Kansas Road aka T.R. 179 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 88 degrees 35' 51" W 39.91 feet.

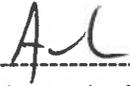
thence with the following FOUR (4) COURSES:

- 1) S 88 degrees 35' 51" W 360.00 feet through the lands of Neal M. Hochstetler and Faye Hochstetler (O.R. 522 page 2215) to a point;
- 2) N 01 degrees 24' 09" W 40.00 feet through the lands of said Hochstetler to a point;
- 3) N 88 degrees 35' 51" E 360.59 feet through the lands of said Hochstetler to a point on the quarter section line and in Kansas Road aka T.R. 179;
- 4) S 00 degrees 33' 41" E 40.00 feet along the quarter section line and along Kansas Road aka T.R. 179 to the TRUE POINT OF BEGINNING.

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 1.692 acre parcel

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 24, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 3/4 inch pinchtap found at the intersection of Hackett Road aka C.R. 188 and Kansas Road aka T.R. 179 marking the southeast corner of the southwest quarter of Section 24, thence N 00 degrees 33' 41" W 175.00 feet along the quarter section line and along Kansas Road aka T.R. 179 to a mag nail found the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 88 degrees 33' 18" W 30.00 feet.

thence with the following FOUR (4) COURSES:

- 1) S 88 degrees 33' 18" W 489.37 feet along Teresa Yurik's (O.R. 597 page 1071) north line to a 5/8 inch rebar found on JAWS Enterprises LLC's (O.R. 900 page 3544) east line;
- 2) N 15 degrees 35' 41" W 144.16 feet along said JAWS Enterprises LLC's east line to an iron pin set;
- 3) N 87 degrees 26' 47" E 527.02 feet through the lands of Neal M. Hochstetler and Faye Hochstetler (O.R. 522 page 2215) to a point on the quarter section line and in Kansas Road aka T.R. 179, witnessed by an iron pin set S 87 degrees 26' 47" W 30.00 feet;
- 4) S 00 degrees 33' 41" E 150.00 feet along the quarter section line and along Kansas Road aka T.R. 179 to the TRUE POINT OF BEGINNING.

This parcel contains 1.692 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, October 7, 2022.  
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