

Baker Surveying, LLC

138 N Clay St.
Millersburg, OH 44654

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

Description 57.183 acre parcel

Situated in the Township of Salt Creek (T-15 N, R-12 W), northeast quarter of Section 21, County of Wayne and State of Ohio.

Described as follows:

Beginning at a 5/8 inch rebar found in Salt Creek Road aka C.R. 109 marking the southwest corner of the northeast quarter of Section 21 the TRUE POINT OF BEGINNING, witnessed by a mag nail found N 01 degrees 40' 48" W 30.00 feet.

thence with the following TWENTY-SIX (26) COURSES:

- 1) N 01 degrees 40' 48" W 1460.94 feet along the quarter section line to a 5/8 inch rebar found;
- 2) N 73 degrees 42' 15" E 168.44 feet along Neal Yoder's (O.R. 948 page 5459) south line to a 5/8 inch rebar found;
- 3) N 08 degrees 48' 40" W 148.08 feet along said Yoder's east line to a 5/8 inch rebar found;
- 4) N 32 degrees 23' 23" E 166.81 feet along said Yoder's east line to a 5/8 inch rebar found;
- 5) N 20 degrees 49' 46" W 79.11 feet along said Yoder's east line to a 5/8 inch rebar found;
- 6) N 21 degrees 24' 58" E 45.70 feet along said Yoder's east line to a 5/8 inch rebar found;
- 7) N 03 degrees 36' 21" W 332.56 feet along said Yoder's east line to a 5/8 inch rod found;
- 8) N 00 degrees 01' 20" W 381.75 feet along said Yoder's east line to a 5/8 inch rod found;
- 9) N 02 degrees 08' 37" W 35.03 feet along said Yoder's east line to a R.R. spike found on the section line and in Frease Road aka T.R. 340;
- 10) N 87 degrees 52' 51" E 805.01 feet along the section line and along Frease Road aka T.R. 340 to a R.R. spike found;

- 11) S 02 degrees 07' 09" E 30.00 feet along Albert J. Miller and Mary L. Miller's (O.R. 952 page 3646) west line to a 5/8 inch rebar found;
- 12) S 04 degrees 49' 47" E 345.28 feet to an iron pin set;
- 13) N 89 degrees 33' 18" E 315.90 feet to an iron pin set on Michael J. Miller and Luanne O. Miller's (O.R. 952 page 2539) west line;
- 14) S 01 degrees 34' 58" E 274.53 feet along said Michael J. Miller and Luanne O. Miller's west line to a 5/8 inch rebar found;
- 15) S 01 degrees 34' 58" E 860.43 feet along said Miller's west line to a 5/8 inch rebar found;
- 16) S 00 degrees 35' 31" E 362.27 feet along Michael J. Miller and Luanne O. Miller's (O.R. 874 page 619) west line to a 5/8 inch rebar found;
- 17) N 89 degrees 32' 22" W 707.13 feet along Michael J. Miller and Luanne O. Miller's (O.R. 952 page 2539) north line and along Hickory Lane Acres, Ltd.'s (O.R. 952 page 3643) north line to a 5/8 inch rebar found;
- 18) S 01 degrees 40' 48" E 205.20 feet along said Hickory Lane Acres, Ltd.'s west line to a 5/8 inch rebar found on Andy L. Yoder's (O.R. 948 page 5469) north line;
- 19) S 88 degrees 50' 53" W 307.81 feet along said Andy L. Yoder's north line to a 5/8 inch rebar found;
- 20) S 01 degrees 40' 48" E 71.41 feet along said Andy L. Yoder's west line to a 5/8 inch rebar found;
- 21) S 88 degrees 50' 53" W 147.59 feet along Albert J. Miller and Mary L. Miller's (O.R. 952 page 3649) north line to a 5/8 inch rebar found;
- 22) S 01 degrees 40' 48" E 147.59 feet along said Albert J. Miller and Mary L. Miller's (O.R. 952 page 3649) west line to a 5/8 inch rebar found
- 23) N 88 degrees 50' 53" E 147.59 feet along said Albert J. Miller and Mary L. Miller's (O.R. 952 page 3649) south line to a 5/8 inch rebar found on said Andy L. Yoder's west line;
- 24) S 01 degrees 40' 48" E 390.00 feet along said Andy L. Yoder's west line to a point on the quarter section line and in Salt Creek Road aka C.R. 109, witnessed by a 5/8 inch rebar found N 01 degrees 40' 48" W 28.34 feet;
- 25) S 88 degrees 50' 53" W 346.40 feet along the quarter section line and along Salt Creek Road aka C.R. 109 to the TRUE POINT OF BEGINNING.

This parcel contains 57.183 acres, but subject to all highways and easements of record.

This parcel is granted the use of an existing 30 foot easement recorded in Official Record vol. 948 page 5481.

This parcel is subject to an existing 30 foot easement recorded in Official Record vol. 948 page 5481.

This parcel is also subject to an existing 30 foot easement recorded in Official Record vol. 952 page 3652.

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, May 2, 2023.

For survey, See Volume XX, Page 482 of the Wayne County Survey Records.



Aaron L. Gerber P.S. 8379



Baker Surveying, LLC
138 N Clay St.
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Description 2.842 acre parcel

Situated in the Township of Salt Creek (T-15 N, R-12 W), northeast quarter of Section 21, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 1 inch rod found in Frease Road aka T.R. 340 marking the northwest corner of the northeast quarter of Section 21, thence N 87 degrees 52' 51" E 1034.63 feet along the section line and along Frease Road aka T.R. 340 to a R.R. spike found the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) N 87 degrees 52' 51" E 335.52 feet along the section line and along Frease Road aka T.R. 340 to a point, witnessed by a 3/4 inch rebar found S 01 degrees 36' 34" E 29.73 feet;
- 2) S 01 degrees 36' 34" E 362.82 feet along Daniel J. Miller and Elsie L. Miller's (O.R. 922 page 2455) west line to a 3/4 inch rebar found;
- 3) S 01 degrees 34' 58" E 21.32 feet along Michael J. Miller and Luanne O. Miller's (O.R. 952 page 2539) west line to an iron pin set;
- 4) S 89 degrees 33' 18" W 315.90 feet to an iron pin set;
- 5) N 04 degrees 49' 47" W 345.28 feet to a 5/8 inch rebar found;
- 6) N 02 degrees 07' 09" W 30.00 feet along Albert J. Miller and Mary L. Miller's (O.R. 952 page 3652) east line to the TRUE POINT OF BEGINNING.

This parcel contains 2.842 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 1.080 acre parcel

Situated in the Township of Salt Creek (T-15 N, R-12 W), northeast quarter of Section 21, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 1 inch rod found in Frease Road aka T.R. 340 marking the northeast corner of the northeast quarter of Section 21, thence S 87 degrees 52' 51" W 1370.15 feet along the section line and along Frease Road aka T.R. 340 to a point, thence S 01 degrees 36' 34" E 362.82 feet along Daniel J. Miller and Elsie L. Miller's (O.R. 922 page 2455) west line to a 3/4 inch rebar found, thence S 01 degrees 34' 58" E 21.32 feet along Michael J. Miller and Luanne O. Miller's (O.R. 952 page 2539) west line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 01 degrees 34' 58" E 274.53 feet along said Michael J. Miller and Luanne O. Miller's west line to a 5/8 inch rebar found;
- 2) S 88 degrees 25' 02" W 150.00 feet along Albert J. Miller and Mary L. Miller's (O.R. 952 page 3652) north line to a 5/8 inch rebar found;
- 3) N 09 degrees 52' 45" W 281.26 feet along said Albert J. Miller and Mary L. Miller's east line to a point;
- 4) N 89 degrees 33' 18" E 190.62 feet through the lands of Albert J. Miller and Mary L. Miller (O.R. 952 page 3646) to the TRUE POINT OF BEGINNING.

This parcel contains 1.080 acres, but subject to all highways and easements of record. To go to adjoiner.

This 1.080 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,

2011 Adjustment.

This description prepared by Aaron L. Gerber, P.S. 8379, May 2, 2023.
For survey, See Volume XX, Page 482 of the Wayne County Survey Records.

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Description 0.922 acre parcel

Situated in the Township of Salt Creek (T-15 N, R-12 W), northeast quarter of Section 21, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 1 inch rod found in Frease Road aka T.R. 340 marking the northwest corner of the northeast quarter of Section 21, thence N 87 degrees 52' 51" E 1034.63 feet along the section line and along Frease Road aka T.R. 340 to a R.R. spike found, thence S 02 degrees 07' 09" E 30.00 feet along Albert J. Miller and Mary L. Miller's (O.R. 952 page 3646) west line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) S 61 degrees 47' 45" E 163.00 feet along said Miller's south line to a 5/8 inch rebar found;
- 2) S 02 degrees 07' 09" E 260.00 feet along said Miller's west line to a 5/8 inch rebar found;
- 3) S 09 degrees 52' 45" E 6.32 feet along said Miller's west line to a point;
- 4) S 89 degrees 33' 18" W 125.28 feet through the lands of Albert J. Miller and Mary L. Miller (O.R. 952 page 3652) to an iron pin set;
- 5) N 04 degrees 49' 47" W 345.28 feet through the lands of said Albert J. Miller and Mary L. Miller (O.R. 952 page 3652) to the TRUE POINT OF BEGINNING.

This parcel contains 0.922 acres, but subject to all highways and easements of record. To go to adjoiner.

This 0.922 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,

2011 Adjustment.

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