

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

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

Exhibit "A" - Parcel 2

Description 8.396 acre parcel

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 35, County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found marking the northwest corner of the southwest quarter of Section 35, thence N 89 degrees 08' 53" E 976.38 feet along the quarter section line to a stone found the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) N 89 degrees 26' 31" E 462.97 feet along the quarter section line to an iron pin set;
- 2) S 24 degrees 26' 31" W 235.47 feet through the lands of Lyle R. Amiet, Trustee (O.R. 899 page 3636) to an iron pin set;
- 3) S 17 degrees 46' 31" W 875.20 feet through the lands of said Amiet to an iron pin set;
- 4) S 06 degrees 20' 41" W 167.38 feet through the lands of said Amiet to a point in Dover Road aka U.S. 250, witnessed by an iron pin set N 06 degrees 20' 41" E 42.63 feet;
- 5) N 62 degrees 07' 34" W 229.00 feet through the lands of said Amiet and along Dover Road aka S.R. 250 to a point, witnessed by a 5/8 inch rebar found N 06 degrees 20' 41" E 32.36 feet;
- 6) N 06 degrees 20' 41" E 1109.37 feet along Walter E. Fetzer, Trustee's (O.R. 942 page 2384) east line to the TRUE POINT OF BEGINNING.

This parcel contains 8.396 acres, but subject to all highways and easements of record.

This parcel is subject to an existing 30 foot easement for the purpose of ingress, egress, and general utilities, recorded in Official Record vol. 899 page 3636 and Official Record vol. 888 page 5388 and further described as follows:

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 35, County of Wayne and State of Ohio.

Commencing at a point marking the northeast corner of the southwest quarter of Section 35, thence S 89 degrees 26' 31" W 1276.44 feet along the quarter section line to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 30 foot common access easement:

- 1) S 24 degrees 26' 31" W 229.35 feet through the lands of Lyle R. Amiet, Trustee (O.R. 899 page 3636) to a point;
- 2) S 17 degrees 46' 31" W 1031.56 feet through the lands of said Amiet to a point in the center of Dover Road aka S.R. 250 and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 Adjustment.

This description prepared by Donald C. Baker, P.S. 6938, May 8, 2023.
For survey, See Volume XX, Page 516 of the Wayne County Survey Records.

Donald C. Baker

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Exhibit "A" - Parcel 3

Description 34.714 acre parcel

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 35, County of Wayne and State of Ohio.

Described as follows:

Beginning at a point marking the northeast corner of the southwest quarter of Section 35 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 89 degrees 01' 38" E 2.00 feet.

thence with the following ELEVEN (11) COURSES:

- 1) S 00 degrees 42' 07" E 609.53 feet along the quarter section line to an iron pin set;
- 2) S 89 degrees 26' 31" W 985.83 feet through the lands of Lyle R. Amiet, Trustee (O.R. 899 page 3636) to an iron pin set;
- 3) S 20 degrees 05' 46" W 293.13 feet through the lands of said Amiet to an iron pin set;
- 4) N 89 degrees 26' 31" E 460.42 feet through the lands of said Amiet to an iron pin set;
- 5) S 15 degrees 31' 36" W 830.62 feet through the lands of said Amiet to a point in the center of Dover Road aka U.S. 250, witnessed by an iron pin set N 15 degrees 31' 36" E 26.24 feet;
- 6) N 59 degrees 52' 02" W 733.14 feet along the centerline of Dover Road aka U.S. 250 to a point;
- 7) N 60 degrees 18' 20" W 193.27 feet along the centerline of Dover Road aka U.S. 250 to a point, witnessed by an iron pin set N 06 degrees 20' 41" E 42.63 feet;
- 8) N 06 degrees 20' 41" E 167.38 feet through the lands of said Amiet to an iron pin set;
- 9) N 17 degrees 46' 31" E 875.20 feet through the lands of said Amiet to an iron pin set;
- 10) N 24 degrees 26' 31" E 235.47 feet through the lands of said Amiet to an iron pin set on the quarter section line;
- 11) N 89 degrees 26' 31" E 1259.89 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 34.714 acres, but subject to all highways and easements of record.

This parcel is subject to and has access by a 30 foot common access easement for the purpose of ingress, egress, and general utilities, further described as follows:

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 35, County of Wayne and State of Ohio.

Commencing at a point marking the northeast corner of the southwest quarter of Section 35, thence S 00 degrees 42' 07" E 609.53 feet along the quarter section line to an iron pin set, thence S 89 degrees 26' 31" W 1001.86 feet through the lands of Lyle R. Amiet, Trustee (O.R. 899 page 3636) to a point the TRUE POINT OF BEGINNING.

thence S 20 degrees 05' 46" W 862.44 feet through the lands of said Amiet to a point in the center of Dover Road aka U.S. 250 and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83,
2011 Adjustment.

This description prepared by Donald C. Baker, P.S. 6938, May 8, 2023.
For survey, See Volume XX, Page 516 of the Wayne County Survey Records.



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Exhibit "A" - Parcel 5

Description 21.883 acre parcel

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 35, County of Wayne and State of Ohio.

Described as follows:

Commencing at a point marking the northeast corner of the southwest quarter of Section 35, thence S 00 degrees 42' 07" E 609.53 feet along the quarter section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIXTEEN (16) COURSES:

- 1) S 00 degrees 42' 07" E 1507.79 feet along the quarter section line to a point at the intersection of Fountain Nook Road aka C.R. 187 and Dover Road aka S.R. 250, witnessed by an iron pin set N 00 degrees 42' 07" W 93.04 feet;
- 2) N 65 degrees 55' 30" W 285.56 feet along the centerline of Dover Road aka S.R. 250 to a point, witnessed by an iron pin set N 23 degrees 36' 03" E 33.84 feet;
- 3) N 23 degrees 36' 03" E 322.00 feet along said Amiet's (PN 27-00004.000) east line to a 2 inch pipe found;
- 4) N 65 degrees 49' 57" W 250.00 feet along said Amiet's (PN 27-00004.000) north line to a 1 inch pipe found;
- 5) S 23 degrees 36' 03" W 105.42 feet along said Amiet's (PN 27-00004.000) west line to an iron pin set;
- 6) N 61 degrees 15' 09" W 228.69 feet along Red Run Cemetery Association's (D.V. 117 page 300) north line to an iron pin set;
- 7) S 23 degrees 36' 03" W 194.70 feet along said Red Run Cemetery Association's west line to an iron pin set;
- 8) S 61 degrees 15' 09" E 228.69 feet along said Red Run Cemetery Association's south line to an iron pin set;
- 9) S 23 degrees 36' 03" W 21.88 feet along said Amiet's (PN 27-00004.000) west line to a point in the center of Dover Road aka S.R. 250;
- 10) N 63 degrees 17' 03" W 150.08 feet along the centerline of Dover Road aka S.R. 250 to a point;
- 11) N 60 degrees 11' 10" W 155.00 feet along the centerline of Dover Road aka S.R. 250 to a point;
- 12) N 59 degrees 52' 02" W 126.68 feet along the centerline of Dover Road aka S.R. 250 to a point, witnessed by an iron pin set N 15 degrees 31' 36" E 26.24 feet;
- 13) N 15 degrees 31' 36" E 830.62 feet through the lands of said Amiet (PN 27-00005.000) to an iron pin set;
- 14) S 89 degrees 26' 31" W 460.42 feet through the lands of said Amiet (PN 27-00005.000) to an iron pin set;
- 15) N 20 degrees 05' 46" E 293.13 feet through the lands of said Amiet (PN 27-00005.000) to an iron pin set;
- 16) N 89 degrees 26' 31" E 985.83 feet through the lands of said Amiet (PN 27-00005.000) to the TRUE POINT OF BEGINNING.

This parcel contains 21.883 acres, but subject to all highways and easements of record.

This parcel has access by a 30 foot common access easement for the purpose of ingress, egress, and general utilities, further described as follows:


Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 35, County of Wayne and State of Ohio.

Commencing at a point marking the northeast corner of the southwest quarter of Section 35, thence S 00 degrees 42' 07" W 609.53 feet along the quarter section line to an iron pin set, thence S 89 degrees 26' 31" W 1001.86 feet through the lands of Lyle R. Amiet, Trustee (O.R. 899 page 3636) to a point the TRUE POINT OF BEGINNING.

thence S 20 degrees 05' 46" W 862.44 feet through the lands of said Amiet to a point in the center of Dover Road aka U.S. 250 and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 Adjustment.

This description prepared by Donald C. Baker, P.S. 6938, May 8, 2023.
For survey, See Volume XX, Page 511a of the Wayne County Survey Records.



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Exhibit "A" - Parcel 6
Description 14.800 acre parcel

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 35, County of Wayne and State of Ohio.

Described as follows:

Beginning at a stone found on the Salt Creek Township line marking the southeast corner of the southwest quarter of Section 35 the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) S 89 degrees 13' 58" W 861.62 feet along the Salt Creek Township line and along the section line to an iron pin set;
- 2) N 00 degrees 42' 07" W 980.04 feet through the lands of Lyle R. Amiet, Trustee (O.R. 899 page 3636) to a point in the center of Dover Road aka U.S. 250, witnessed by an iron pin set S 00 degrees 42' 07" E 46.30 feet;
- 3) S 59 degrees 52' 02" E 126.68 feet along the centerline of Dover Road aka U.S. 250 to a point;
- 4) S 60 degrees 11' 10" E 155.00 feet along the centerline of Dover Road aka U.S. 250 to a point;
- 5) S 63 degrees 17' 03" E 150.08 feet along the centerline of Dover Road aka U.S. 250 to a point;
- 6) S 65 degrees 49' 57" E 250.00 feet along the centerline of Dover Road aka U.S. 250 to a point;
- 7) S 65 degrees 55' 30" E 285.56 feet along the centerline of Dover Road aka U.S. 250 to a point on the quarter section line and at the intersection of Dover Road aka U.S. 250 and Fountain Nook Road aka C.R. 187, witnessed by an iron pin set S 58 degrees 35' 51" W 51.43 feet;
- 8) S 00 degrees 42' 07" E 541.50 feet along the quarter section line and partly along Fountain Nook Road aka C.R. 187 to the TRUE POINT OF BEGINNING.

This parcel contains 14.800 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 6938".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83,
2011 Adjustment.

This description prepared by Donald C. Baker, P.S. 6938, May 8, 2023.
For survey, See Volume XX, Page 516 of the Wayne County Survey Records.

Donald C. Baker

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Exhibit "A" – Parcel 7

Description 20.100 acre parcel

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 35, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found on the Salt Creek Township line marking the southwest corner of the southwest quarter of Section 35, thence N 89 degrees 44' 49" E 257.75 feet along the Salt Creek Township line and along the section line to a 3/4 inch pipe found, thence N 89 degrees 13' 58" E 327.70 feet along the Salt Creek Township line and along the section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) N 03 degrees 50' 29" E 468.15 feet through the lands of Lyle R. Amiet, Trustee (O.R. 899 page 3636) to an iron pin set;
- 2) N 89 degrees 13' 58" E 560.69 feet through the lands of said Amiet to an iron pin set;
- 3) N 30 degrees 07' 58" E 784.12 feet through the lands of said Amiet to a point in the center of Dover Road aka U.S. 250, witnessed by an iron pin set S 30 degrees 07' 58" W 41.43 feet;
- 4) S 59 degrees 52' 02" E 310.46 feet along the centerline of Dover Road aka U.S. 250 to a point, witnessed by an iron pin set S 00 degrees 42' 07" E 46.30 feet;
- 5) S 00 degrees 42' 07" E 980.04 feet through the lands of said Amiet to an iron pin set on the Salt Creek Township line and on the section line;
- 6) S 89 degrees 13' 58" W 1266.26 feet along the Salt Creek Township line and along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 20.100 acres, but subject to all highways and easements of record.

This parcel is subject to and has access by a 30 foot common access easement for the purpose of ingress, egress, and general utilities further described as follows:

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 35, County of Wayne and State of Ohio.

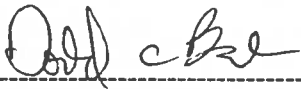
Commencing at a 5/8 inch rebar found on the Salt Creek Township line marking the southwest corner of the southwest quarter of Section 35, thence N 00 degrees 23' 54" W 1434.26 feet along the section line to a 5/8 inch rebar found, thence N 89 degrees 15' 43" E 830.94 feet along Ryan L. Feiker (O.R. 731 page 2413), Samuel Brothers Realty LP (O.R. 611 page 2644), and J & NR Properties LLC's (D.V. 900 page 890) south line to a 5/8 inch rebar found, thence N 06 degrees 20' 41" E 129.15 feet along said J & NR Properties LLC's east line to a point in Dover Road aka U.S. 250, thence S 62 degrees 07' 34" E 229.00 feet through the lands of Lyle R. Amiet, Trustee (O.R. 899 page 3636) and along Dover Road aka U.S. 250 to a point, thence S 60 degrees 18' 20" E 193.27 feet along the centerline of Dover Road aka U.S. 250 to a point, thence S 59 degrees 52' 02" E 437.68 feet along the centerline of Dover Road aka U.S. 250 to a point the TRUE POINT OF BEGINNING.

thence S 30 degrees 07' 58" W 100.00 feet along the centerline of a 30 foot common access easement and through the lands of said Amiet to a point and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83,
2011 Adjustment.

This description prepared by Donald C. Baker, P.S. 6938, May 8, 2023.
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Exhibit "A" - Parcel 8

Description 27.194 acre parcel

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 35, County of Wayne and State of Ohio.

Described as follows:

Beginning at a 5/8 inch rebar found on the Salt Creek Township line marking the southwest corner of the southwest quarter of Section 35 the TRUE POINT OF BEGINNING.

thence with the following TEN (10) COURSES:

- 1) N 00 degrees 23' 54" W 1434.26 feet along the section line to a 5/8 inch rebar found;
- 2) N 89 degrees 15' 43" E 830.94 feet along Ryan L. Feikert (O.R. 731 page 2413), Samuel Brothers Realty LP (O.R. 611 page 2644), and JTNR Properties LLC's (D.V. 900 page 980) south line to a 5/8 inch rebar found;
- 3) N 06 degrees 20' 41" E 129.15 feet along said JTNR Properties LLC's east line to a point in Dover Road aka U.S. 250, witnessed by a 5/8 inch rebar found S 06 degrees 20' 41" W 37.60 feet;
- 4) S 62 degrees 07' 34" E 229.00 feet through the lands of Lyle R. Amiet, Trustee (O.R. 899 page 3636) and along Dover Road aka U.S. 250 to a point;
- 5) S 60 degrees 18' 20" E 193.27 feet along the centerline of Dover Road aka U.S. 250 to a point, witnessed by an iron pin set S 29 degrees 42' 39" W 32.39 feet;
- 6) S 29 degrees 42' 39" W 594.33 feet through the lands of said Amiet to an iron pin set;
- 7) S 73 degrees 10' 38" W 286.34 feet through the lands of said Amiet to an iron pin set;
- 8) S 03 degrees 50' 29" W 767.61 feet through the lands of said Amiet to an iron pin set on the Salt Creek Township line and on the section line;
- 9) S 89 degrees 13' 58" W 327.70 feet along the Salt Creek Township line and along the section line to a 3/4 inch pipe found;
- 10) S 89 degrees 44' 49" W 257.75 feet along the Salt Creek Township line and along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 27.194 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 6938".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83,
2011 Adjustment.

This description prepared by Donald C. Baker, P.S. 6938, May 8, 2023.
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Exhibit "A" - Parcel 9

Description 10.000 acre parcel

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 35, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found on the Salt Creek Township line marking the southwest corner of the southwest quarter of Section 35, thence N 89 degrees 44' 49" E 257.75 feet along the Salt Creek Township line and along the section line to a 3/4 inch pipe found, thence N 89 degrees 13' 58" E 327.70 feet along the Salt Creek Township line and along the section line to an iron pin set, thence N 03 degrees 50' 29" E 468.15 feet through the lands of Lyle R. Amiet, Trustee (O.R. 899 page 3636) to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) N 03 degrees 50' 29" E 299.46 feet through the lands of said Amiet to an iron pin set;
- 2) N 73 degrees 10' 38" E 286.34 feet through the lands of said Amiet to an iron pin set;
- 3) N 29 degrees 42' 39" E 594.33 feet through the lands of said Amiet to a point in the center of Dover Road aka U.S. 250, witnessed by an iron pin set S 29 degrees 42' 39" W 32.39 feet;
- 4) S 59 degrees 52' 02" E 422.68 feet along the centerline of Dover Road aka U.S. 250 to a point, witnessed by an iron pin set S 30 degrees 07' 58" W 41.43 feet;
- 5) S 30 degrees 07' 58" W 784.12 feet through the lands of said Amiet to an iron pin set;
- 6) S 89 degrees 13' 58" W 560.69 feet through the lands of said Amiet to the TRUE POINT OF BEGINNING.

This parcel contains 10.000 acres, but subject to all highways and easements of record.

This parcel has access by a 30 foot common access easement for the purpose of ingress, egress, and general utilities further described as follows:

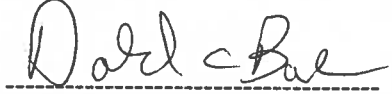
Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 35, County of Wayne and State of Ohio.

Commencing at a 5/8 inch rebar found on the Salt Creek Township line marking the southwest corner of the southwest quarter of Section 35, thence N 00 degrees 23' 54" W 1434.26 feet along the section line to a 5/8 inch rebar found, thence N 89 degrees 15' 43" E 830.94 feet along Ryan L. Feikert (O.R. 731 page 2413), Samuel Brothers Realty LP (O.R. 611 page 2644), and J & NR Properties LLC's (D.V. 900 page 890) south line to a 5/8 inch rebar found, thence N 06 degrees 20' 41" E 129.15 feet along said J & NR Properties LLC's east line to a point in Dover Road aka U.S. 250, thence S 62 degrees 07' 34" E 229.00 feet through the lands of Lyle R. Amiet, Trustee (O.R. 899 page 3636) and along Dover Road aka U.S. 250 to a point, thence S 60 degrees 18' 20" E 193.27 feet along the centerline of Dover Road aka U.S. 250 to a point, thence S 59 degrees 52' 02" E 437.68 feet along the centerline of Dover Road aka U.S. 250 to a point the TRUE POINT OF BEGINNING.

thence S 30 degrees 07' 58" W 100.00 feet along the centerline of a 30 foot common access easement and through the lands of said Amiet to a point and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83,
2011 Adjustment.

This description prepared by Donald C. Baker, P.S. 6938, May 8, 2023.
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