

Baker Surveying, LLC

138 N Clay St.
Millersburg, OH 44654

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

Description 0.798 acre parcel

Situated in the Township of Paint (T-15 N, R-11 W), southwest quarter of Section 13, County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found marking the southeast corner of the southwest quarter of Section 13, thence S 89 degrees 19' 21" W 347.51 feet along the section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) S 89 degrees 19' 21" W 51.39 feet along the section line to a 5/8 inch rebar found;
- 2) N 00 degrees 33' 51" W 339.89 feet along Surface Holdings LLC's (O.R. 927 page 2623) east line to a 5/8 inch rebar found;
- 3) N 57 degrees 12' 18" W 200.64 feet along said Surface Holdings LLC's north line to a 5/8 inch rebar found;
- 4) N 89 degrees 05' 13" E 120.91 feet through the lands of Hope Enterprise Ltd.'s (O.R. 927 page 2627) to an iron pin set;
- 5) S 47 degrees 32' 22" E 185.46 feet through the lands of said Hope Enterprise Ltd. to an iron pin set;
- 6) S 06 degrees 02' 05" W 326.48 feet through the lands of said Hope Enterprise Ltd. to the TRUE POINT OF BEGINNING.

This parcel contains 0.798 acres, but subject to all highways and easements of record. To go to adjoiner.

The 0.798 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 and 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 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, April 7, 2023.
For survey, See Volume XX, Page 539 of the Wayne County Survey Records.



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Description 9.747 acre parcel

Situated in the Township of Paint (T-15 N, R-11 W), southwest quarter of Section 13, County of Wayne and State of Ohio.

Described as follows:

Beginning at a stone found marking the southeast corner of the southwest quarter of Section 13 the TRUE POINT OF BEGINNING.

thence with the following TEN (10) COURSES:

- 1) S 89 degrees 19' 21" W 347.51 feet along the section line to an iron pin set;
- 2) N 06 degrees 02' 05" E 326.48 feet to an iron pin set;
- 3) N 47 degrees 32' 22" W 185.46 feet to an iron pin set;
- 4) S 89 degrees 05' 13" W 120.91 feet to a 5/8 inch rebar found;
- 5) S 88 degrees 00' 39" W 366.06 feet along Surface Holdings LLC's (O.R. 927 page 2623) north line to a 5/8 inch rebar found;
- 6) N 88 degrees 47' 05" W 248.33 feet along said Surface Holdings LLC's north line to a 5/8 inch rebar found;
- 7) S 59 degrees 56' 50" W 164.31 feet along said Surface Holdings LLC's north line to a point in the center of W. Lebanon Road aka C.R. 105, witnessed by a 5/8 inch rebar found N 59 degrees 56' 50" E 31.59 feet;
- 8) N 14 degrees 19' 42" E 293.67 feet along the centerline of W. Lebanon Road aka C.R. 105 to a point, witnessed by a 5/8 inch rebar found N 89 degrees 01' 16" E 26.92 feet;
- 9) N 89 degrees 01' 16" E 1248.22 feet along Menno S. Miller and Emma Miller's (O.R. 69 page 36) south line to a 5/8 inch rebar found on the quarter section line;
- 10) S 00 degrees 33' 49" E 660.00 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 9.747 acres, but subject to all highways and easements of record.

The grantors reserve unto themselves, their heirs and assigns, a 30 foot access easement for the purpose of ingress, egress, and general utilities, further described as follows:

Situated in the Township of Paint (T-15 N, R-11 W), southwest quarter of Section 13, County of Wayne and State of Ohio.

Commencing at a stone found marking the southeast corner of the southwest quarter of Section 13, thence S 89 degrees 19' 21" W 15.00 feet along the section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES along the centerline of a 30 foot access easement:

- 1) N 00 degrees 33' 49" W 644.92 feet through the lands of Hope Enterprise Ltd. (O.R. 927 page 2627) to an iron pin set;
- 2) S 89 degrees 01' 16" W 1190.56 feet through the lands of said Hope Enterprise Ltd. to a point;
- 3) S 14 degrees 19' 42" W 225.41 feet through the lands of said Hope Enterprise Ltd. to a point;
- 4) S 59 degrees 56' 50" W 62.96 feet through the lands of said Hope Enterprise Ltd. to a point in the center of W. Lebanon Road aka C.R. 105 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.

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Description 19.092 acre parcel

Situated in the Township of Paint (T-15 N, R-11 W), southwest quarter of Section 13 and northwest quarter of Section 24, County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found marking the northeast corner of the northwest quarter of Section 24, thence S 89 degrees 19' 21" W 347.51 feet along the section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOURTEEN (14) COURSES:

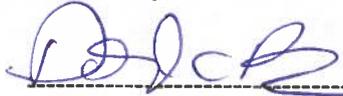
- 1) S 89 degrees 19' 21" W 639.29 feet along the section line to a 5/8 inch rebar found;
- 2) S 00 degrees 12' 30" E 646.65 feet along Fannie E. Miller's (O.R. 528 page 159 and O.R. 953 page 1716) west line to a 5/8 inch rebar found;
- 3) N 80 degrees 44' 21" W 779.06 feet along Mt Eaton Reclamation Inc.'s (O.R. 927 page 2630) north line to a P.K. nail found in the center of W. Lebanon Road aka C.R. 105, witnessed by a 5/8 inch rebar found S 80 degrees 44' 21" E 24.78 feet;
- 4) N 26 degrees 08' 40" E 79.69 feet along the centerline of W. Lebanon Road aka C.R. 105 to a point;
- 5) N 25 degrees 50' 19" E 348.59 feet along the centerline of W. Lebanon Road aka C.R. 105 to a P.K. nail found;
- 6) N 30 degrees 49' 34" E 151.45 feet along the centerline of W. Lebanon Road aka C.R. 105 to a point on the section line;
- 7) N 89 degrees 19' 21" E 66.68 feet along the section line to a 5/8 inch rebar found;
- 8) N 14 degrees 19' 42" E 382.83 feet along Joseph A. Stutzman and Fannie H. Stutzman's (O.R. 948 page 2013) east line and partly along W. Lebanon Road aka C.R. 105 to a point, witnessed by a 5/8 inch rebar found N 59 degrees 56' 50" E 31.59 feet;
- 9) N 59 degrees 56' 50" E 164.31 feet along Hope Enterprise Ltd.'s (O.R. 927 page 2627) south line to a 5/8 inch rebar found;
- 10) S 88 degrees 47' 05" E 248.33 feet along said Hope Enterprise Ltd.'s south line to a 5/8 inch rebar found;

- 11) N 88 degrees 00' 39" E 366.06 feet along Hope Enterprise Ltd.'s south line to a 5/8 inch rebar found;
- 12) N 89 degrees 05' 13" E 120.91 feet to an iron pin set;
- 13) S 47 degrees 32' 22" E 185.46 feet to an iron pin set;
- 14) S 06 degrees 02' 05" W 326.48 feet to the TRUE POINT OF BEGINNING.

This parcel contains 19.092 acres, but subject to all highways and easements of record. Containing 10.375 acres in the southwest quarter of Section 13 and 8.717 acres in the northwest quarter of Section 24.

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.

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