

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

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

EXHIBIT "A" - Parcel 1

Description 8.505 acre parcel

Situated in the Township of Canaan (T-17 N, R-13 W), southwest quarter of Section 17, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found in Parmenter Road aka T.R. 347 marking the northwest corner of the southwest quarter of Section 17, thence S 01 degrees 42' 37" E 527.05 feet along the section line and along Parmenter Road aka T.R. 347 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 88 degrees 08' 30" E 19.55 feet.

thence with the following SEVEN (7) COURSES:

- 1) N 88 degrees 08' 30" E 730.35 feet through the lands of Joshua A. Keplar and Joanna K. Keplar (O.R. 889 page 3503) to an iron pin set;
- 2) S 04 degrees 52' 22" E 331.83 feet through the lands of said Keplar to a 5/8 inch rebar found;
- 3) S 84 degrees 03' 23" W 348.60 feet along The Commercial & Savings Bank, Trustee's (O.R. 886 page 3698) north line to a 5/8 inch rebar found;
- 4) S 01 degrees 39' 24" W 69.79 feet along said The Commercial & Savings Bank, Trustee's west line to a 5/8 inch rebar found;
- 5) S 18 degrees 04' 19" W 250.82 feet along said The Commercial & Savings Bank, Trustee's west line to an iron pin set;
- 6) S 88 degrees 24' 28" W 312.02 feet through the lands of said Keplar to a point on the section line and in Parmenter Road aka T.R. 347, witnessed by an iron pin set N 88 degrees 24' 28" E 28.78 feet;
- 7) N 01 degrees 42' 37" E 660.22 feet along the section line and along Parmenter Road aka T.R. 347 to the TRUE POINT OF BEGINNING.

This parcel contains 8.505 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 7, 2023.
For survey, See Volume XX, Page 540 of the Wayne County Survey Records.



Aaron L. Gerber P.S. 8379



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EXHIBIT "A" - Parcel 2

Description 18.269 acre parcel

Situated in the Township of Canaan (T-17 N, R-13 W), southwest quarter of Section 17, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found in Parmenter Road aka T.R. 347 marking the northwest corner of the southwest quarter of Section 17, thence S 01 degrees 42' 37" E 1187.27 feet along the section line and along Parmenter Road aka T.R. 347 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 88 degrees 24' 28" E 28.78 feet.

thence with the following ELEVEN (11) COURSES:

- 1) N 88 degrees 24' 28" E 312.02 feet through the lands of Joshua A. Keplar and Joanna K. Keplar (O.R. 889 page 3503) to an iron pin set on The Commercial & Savings Bank, Trustee's (O.R. 886 page 3698) west line;
- 2) S 18 degrees 04' 19" W 31.86 feet along said The Commercial & Savings Bank, Trustee's west line to a 5/8 inch rebar found;
- 3) N 84 degrees 03' 21" E 466.76 feet along said The Commercial & Savings Bank, Trustee's south line to a 5/8 inch rebar found;
- 4) N 04 degrees 52' 22" W 94.45 feet along said The Commercial & Savings Bank, Trustee's east line to an iron pin set;
- 5) N 88 degrees 35' 03" E 924.91 feet through the lands of said Keplar to a 5/8 inch rebar found;
- 6) S 00 degrees 27' 31" E 617.50 feet along Board of Park Commissioners for Wayne County Park District's (O.R. 886 page 3701) west line to a 5/8 inch rebar found on said Keplar's (O.R. 805 page 2523) north line;
- 7) N 85 degrees 41' 39" W 38.76 feet along said Keplar's (O.R. 805 page 2523) north line to a 5/8 inch rebar found;
- 8) S 08 degrees 03' 29" W 71.73 feet along said Keplar's (O.R. 805 page 2523) west line to a 5/8 inch rebar found;
- 9) N 29 degrees 51' 21" W 186.01 feet along The Commercial & Savings Bank, Trustee's (O.R. 891 page 2276) east line to a 5/8 inch rebar found;

- 10) S 89 degrees 02' 05" W 1534.59 feet along said The Commercial & Savings Bank, Trustee's (O.R. 891 page 2276) north line to a point on the section line and in Parmenter Road aka T.R. 347, witnessed by a 5/8 inch rebar found N 89 degrees 02' 05" E 54.76 feet;
- 11) N 01 degrees 42' 37" W 406.62 feet along the section line and along Parmenter Road aka T.R. 347 to the TRUE POINT OF BEGINNING.

This parcel contains 18.269 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 7, 2023.

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EXHIBIT "A" - Parcel 3

Description 26.937 acre parcel

Situated in the Township of Canaan (T-17 N, R-13 W), southeast and southwest quarters of Section 17, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found in Parmenter Road aka T.R. 347 marking the northwest corner of the southwest quarter of Section 17, thence S 01 degrees 42' 37" E 497.05 feet along the section line and along Parmenter Road aka T.R. 347 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 88 degrees 08' 30" E 19.76 feet.

thence with the following TWELVE (12) COURSES:

- 1) N 88 degrees 08' 30" E 3196.22 feet (passing into the southeast quarter of Section 17) along Charles D. Boos' (O.R. 951 page 2991) south line to a 5/8 inch rebar found on Dan Hess, Dana Hess, and Brandon Hess' (O.R. 771 page 1664) west line;
- 2) S 01 degrees 18' 07" E 447.78 feet along said Hess' west line to a 5/8 inch rebar found;
- 3) S 86 degrees 56' 40" W 363.46 feet along Board of Park Commissioners for Wayne County Park District's (O.R. 886 page 3701) north line to a 5/8 inch rebar found;
- 4) N 07 degrees 12' 03" W 252.66 feet along said Board of Park Commissioners for Wayne County Park District's east line to a 5/8 inch rebar found;
- 5) S 86 degrees 11' 42" W 652.65 feet (passing into the southwest quarter of Section 17) along said Board of Park Commissioners for Wayne County Park District's north line to a 5/8 inch rebar found;
- 6) S 02 degrees 26' 01" E 365.01 feet along said Board of Park Commissioners for Wayne County Park District's west line to a 5/8 inch rebar found;
- 7) N 89 degrees 58' 36" W 235.17 feet along said Board of Park Commissioners for Wayne County Park District's north line to a 5/8 inch rebar found;
- 8) S 83 degrees 47' 59" W 237.13 feet along said Board of Park Commissioners for Wayne County Park District's north line to a 5/8 inch rebar found;

- 9) S 88 degrees 35' 03" W 924.91 feet through the lands of Joshua A. Keplar and Joanna K. Keplar (O.R. 889 page 3503) to an iron pin set on The Commercial & Savings Bank, Trustee's (O.R. 886 page 3698) east line;
- 10) N 04 degrees 52' 22" W 564.82 feet partly along said The Commercial & Savings Bank, Trustee's east line and partly through the lands of said Keplar to an iron pin set;
- 11) S 88 degrees 08' 30" W 730.35 feet through the lands of said Keplar to a point on the section line and in Parmenter Road aka T.R. 347, witnessed by an iron pin set N 88 degrees 08' 30" E 19.55 feet;
- 12) N 01 degrees 42' 37" W 30.00 feet along the section line and along Parmenter Road aka T.R. 347 to the TRUE POINT OF BEGINNING.

This parcel contains 26.937 acres, but subject to all highways and easements of record. Containing 22.175 acres in the southwest quarter of Section 17 and 4.762 acres in the southeast quarter of Section 17.

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 7, 2023.

For survey, See Volume XX, Page 540 of the Wayne County Survey Records.



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