

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

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

### Description 12.166 acre parcel

Situated in the Township of East Union (T-16 N, R-12 W), northwest and southwest quarters of Section 29, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of the southwest quarter of Section 29, thence S 00 degrees 01' 27" W 923.74 feet along the section line to a point at the intersection of Cutter Road aka T.R. 205 and Messner Road aka T.R. 49, thence N 76 degrees 12' 16" E 199.24 feet along the centerline of Messner Road aka T.R. 49 to a 5/8 inch rebar found, thence N 74 degrees 16' 16" E 104.04 feet along the centerline of Messner Road aka T.R. 49 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 14 degrees 04' 37" W 32.31 feet.

thence with the following EIGHT (8) COURSES:

- 1) N 14 degrees 04' 37" W 423.18 feet to an iron pin set;
- 2) N 40 degrees 59' 04" E 248.93 feet to an iron pin set;
- 3) N 00 degrees 19' 03" E 527.60 feet (passing into the northwest quarter of Section 29) to an iron pin set;
- 4) S 73 degrees 14' 24" E 427.84 feet to an iron pin set;
- 5) S 00 degrees 01' 27" W 488.86 feet (passing into the southwest quarter of Section 29) to an iron pin set;
- 6) S 48 degrees 40' 06" E 426.67 feet to a 5/8 inch rebar found in the center of Messner Road aka T.R. 49, witnessed by an iron pin set N 48 degrees 40' 06" W 39.20 feet;
- 7) S 70 degrees 39' 16" W 131.37 feet along the centerline of Messner Road aka T.R. 49 to a 5/8 inch rebar found;
- 8) S 74 degrees 16' 16" W 695.18 feet along the centerline of Messner Road aka T.R. 49 to the TRUE POINT OF BEGINNING.

This parcel contains 12.166 acres, but subject to all highways and easements of record. Containing 1.926 acres in the northwest quarter of Section 29 and 10.240 acres in the southwest quarter of Section 29.

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, November 14, 2023.  
For survey, See Volume XX, Page 654 of the Wayne County Survey Records.



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### Description 8.561 acre parcel

Situated in the Township of East Union (T-16 N, R-12 W), northwest and southwest quarters of Section 29, County of Wayne and State of Ohio.

Described as follows:

Beginning at a 5/8 inch rebar found marking the southwest corner of the northwest quarter of Section 29 the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) N 00 degrees 03' 30" W 303.03 feet along the section line to a 5/8 inch rebar found;
- 2) N 77 degrees 03' 47" E 366.71 feet along Springdale Farm's (O.R. 531 page 1596, PN 27-00831.010) south line to a 5/8 inch rebar found;
- 3) S 00 degrees 19' 03" W 634.78 feet (passing into the southwest quarter of Section 29) to an iron pin set;
- 4) S 40 degrees 59' 04" W 248.93 feet to an iron pin set;
- 5) S 14 degrees 04' 37" E 423.18 feet to a point in the center of Messner Road aka T.R. 49, witnessed by an iron pin set N 14 degrees 04' 37" W 32.31 feet;
- 6) S 74 degrees 16' 16" W 104.04 feet along the centerline of Messner Road aka T.R. 49 to a 5/8 inch rebar found;
- 7) S 76 degrees 12' 16" W 199.24 feet along the centerline of Messner Road aka T.R. 49 to a point on the section line and at the intersection of Messner Road aka T.R. 49 and Cutter Road aka T.R. 205, witnessed by a 5/8 inch rebar found N 00 degrees 01' 27" E 30.00 feet;
- 8) N 00 degrees 01' 27" E 923.74 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 8.561 acres, but subject to all highways and easements of record. Containing 2.782 acres in the northwest quarter of Section 29 and 5.779 acres in the southwest quarter of Section 29.

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 9.512 acre parcel**

Situated in the Township of East Union (T-16 N, R-12 W), northwest and southwest quarters of Section 29, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of the southwest quarter of Section 29, thence S 00 degrees 01' 27" W 923.74 feet along the section line to a point at the intersection of Cutter Road aka T.R. 205 and Messner Road aka T.R. 49, thence N 76 degrees 12' 16" E 199.24 feet along the centerline of Messner Road aka T.R. 49 to a 5/8 inch rebar found, thence N 74 degrees 16' 16" E 799.22 feet along the centerline of Messner Road aka T.R. 49 to a 5/8 inch rebar found, thence N 70 degrees 39' 16" E 131.37 feet along the centerline of Messner Road aka T.R. 49 to a 5/8 inch rebar found, thence N 31 degrees 46' 21" E 668.39 feet along the centerline of Messner Road aka T.R. 49 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 73 degrees 14' 24" W 22.27 feet.

thence with the following SIX (6) COURSES:

- 1) N 73 degrees 14' 24" W 1129.78 feet (passing into the northwest quarter of Section 29) through the lands of said Springdale Farm (PN 27-00831.000) to an iron pin set;
- 2) N 00 degrees 19' 03" E 587.81 feet partly through the lands of said Springdale Farm (PN 27-00831.000) and partly along said Springdale Farm's (PN 27-00831.010) east line to a 5/8 inch rebar found;
- 3) N 88 degrees 38' 23" E 583.12 feet along said Springdale Farm's (PN 27-00831.010) south line to an iron pin set;
- 4) S 00 degrees 10' 25" W 746.18 feet through the lands of said Springdale Farm (PN 27-00831.000) to an iron pin set;
- 5) S 73 degrees 14' 24" E 536.99 feet (passing into the southwest quarter of Section 29) through the lands of said Springdale Farm (PN 27-00831.000) to a point in the center of Messner Road aka T.R. 49, witnessed by an iron pin set N 73 degrees 14' 24" W 29.30 feet;
- 6) S 31 degrees 46' 21" W 31.06 feet along the centerline of Messner Road aka T.R. 49 to the TRUE POINT OF BEGINNING.

This parcel contains 9.512 acres, but subject to all highways and easements of record. Containing 9.366 acres in the northwest quarter of Section 29 and 0.146 acres in the southwest quarter of Section 29.

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 9.723 acre parcel

Situated in the Township of East Union (T-16 N, R-12 W), northwest and southwest quarters of Section 29, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of the northwest quarter of Section 29, thence N 00 degrees 03' 30" W 303.03 feet along the section line to a 5/8 inch rebar found, thence N 77 degrees 03' 47" E 366.71 feet along Springdale Farm's (O.R. 531 page 1596, PN 27-00831.010) south line to a 5/8 inch rebar found, thence N 00 degrees 19' 03" E 480.63 feet along said Springdale Farm's east line to a 5/8 inch rebar found, thence N 88 degrees 38' 23" E 583.12 feet along said Springdale Farm's south line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) N 88 degrees 38' 23" E 175.11 feet along said Springdale Farm's south line to a 5/8 inch rebar found;
- 2) Along a curve to the right having a delta angle of 50 degrees 10' 33", R – 50.57 feet, T – 23.68 feet, Ch. Brg. – S 66 degrees 16' 21" E, Ch. – 42.88 feet along said Springdale Farm's south line an arc distance of 44.29 feet to a 5/8 inch rebar found;
- 3) S 41 degrees 11' 04" E 772.58 feet along said Springdale Farm's south line to a point in the center of Messner Road aka T.R. 49, witnessed by a 5/8 inch rebar found N 41 degrees 11' 04" W 30.00 feet;
- 4) S 46 degrees 21' 25" W 71.92 feet along the centerline of Messner Road aka T.R. 49 to a 5/8 inch rebar found;
- 5) S 31 degrees 46' 21" W 302.12 feet (passing into the southwest quarter of Section 29) along the centerline of Messner Road aka T.R. 49 to a point, witnessed by an iron pin set N 73 degrees 14' 24" W 29.30 feet;
- 6) N 73 degrees 14' 24" W 536.99 feet (passing into the northwest quarter of Section 29) through the lands of said Springdale Farm (PN 27-00831.000) to an iron pin set;
- 7) N 00 degrees 10' 25" E 746.18 feet through the lands of said Springdale Farm (PN 27-00831.000) to the TRUE POINT OF BEGINNING.

This parcel contains 9.723 acres, but subject to all highways and easements of record. Containing 9.605 acres in the northwest quarter of Section 29 and 0.118 acres in the southwest quarter of Section 29.

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 7.000 acre parcel**

Situated in the Township of East Union (T-16 N, R-12 W), northwest and southwest quarters of Section 29, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of the southwest quarter of Section 29, thence S 00 degrees 01' 27" W 923.74 feet along the section line to a point at the intersection of Cutter Road aka T.R. 205 and Messner Road aka T.R. 49, thence N 76 degrees 12' 16" E 199.24 feet along the centerline of Messner Road aka T.R. 49 to a 5/8 inch rebar found, thence N 74 degrees 16' 16" E 799.22 feet along the centerline of Messner Road aka T.R. 49 to a 5/8 inch rebar found, thence N 70 degrees 39' 16" E 131.37 feet along the centerline of Messner Road aka T.R. 49 to a 5/8 inch rebar found the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 48 degrees 40' 06" W 39.20 feet.

thence with the following FOUR (4) COURSES:

- 1) N 48 degrees 40' 06" W 426.67 feet through the lands of Springdale Farm (O.R. 531 page 1596, PN 27-00831.000) to an iron pin set;
- 2) N 00 degrees 01' 27" E 488.86 feet (passing into the northwest quarter of Section 29) through the lands of said Springdale Farm to an iron pin set;
- 3) S 73 degrees 14' 24" E 701.94 feet (passing into the southwest quarter of Section 29) through the lands of said Springdale Farm to a point in the center of Messner Road aka T.R. 49, witnessed by an iron pin set N 73 degrees 14' 24" W 22.27 feet;
- 4) S 31 degrees 46' 21" W 668.39 feet along the centerline of Messner Road aka T.R. 49 to the TRUE POINT OF BEGINNING.

This parcel contains 7.000 acres, but subject to all highways and easements of record. Containing 0.680 acres in the northwest quarter of Section 29 and 6.320 acres in the southwest quarter of Section 29.

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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