

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

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

Description 3.019 acre parcel

Situated in the Township of Paint (T-15 N, R-11 W), northwest quarter of Section 1,
County of Wayne and State of Ohio.

Described as follows:

Beginning at a stone found marking the southwest corner of the northwest quarter of
Section 1 the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) N 00 degrees 36' 34" W 201.49 feet along the section line to an iron pin set;
- 2) N 89 degrees 22' 45" E 655.61 feet through the lands of Melvin L. Troyer and
Lydiann W. Troyer (O.R. 948 page 5390) to a point in the center of West Lebanon
Road aka T.R. 105, witnessed by an iron pin set S 89 degrees 22' 45" W 26.83 feet;
- 3) S 01 degrees 01' 52" W 185.07 feet along the centerline of West Lebanon Road aka
T.R. 105 to a point;
- 4) S 00 degrees 30' 44" W 16.50 feet along the centerline of West Lebanon Road aka
T.R. 105 to a point on the quarter section line, witnessed by a 5/8 inch rebar found S
89 degrees 22' 45" W 20.66 feet;
- 5) S 89 degrees 22' 45" W 649.98 feet along the quarter section line to the TRUE
POINT OF BEGINNING.

This parcel contains 3.019 acres, but subject to all highways and easements of record.
To go to adjoiner.

The 3.019 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 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, December 19, 2023.
For survey, See Volume XX, Page 6668 of the Wayne County Survey Records.

Donald C. Baker P.S. 6938



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Description 18.835 acre parcel

Situated in the Township of Paint (T-15 N, R-11 W), northwest and southwest quarters of Section 1, County of Wayne and State of Ohio.

Described as follows:

Beginning at a stone found marking the southwest corner of the northwest quarter of Section 1 the TRUE POINT OF BEGINNING.

thence with the following ELEVEN (11) COURSES:

- 1) N 00 degrees 36' 34" W 201.49 feet along the section line to an iron pin set;
- 2) N 89 degrees 22' 45" E 655.61 feet to a point in the center of West Lebanon Road aka T.R. 105, witnessed by an iron pin set S 89 degrees 22' 45" W 26.83 feet;
- 3) S 01 degrees 01' 52" W 185.07 feet along the centerline of West Lebanon Road aka T.R. 105 to a point;
- 4) S 00 degrees 30' 44" W 16.50 feet along the centerline of West Lebanon Road aka T.R. 105 to a point on the quarter section line, witnessed by a 5/8 inch rebar found S 89 degrees 22' 45" W 20.66 feet;
- 5) S 00 degrees 45' 50" W 236.08 feet (passing into the southwest quarter of Section 1) along the centerline of West Lebanon Road aka T.R. 105 to a cotton gin spike found;
- 6) Along a curve to the left having a delta angle of 55 degrees 50' 29", R – 249.11 feet, T – 132.01 feet, Ch. Brg. – S 27 degrees 09' 24" E, Ch. – 233.29 feet along the centerline of West Lebanon Road aka T.R. 105 an arc distance of 242.79 feet to a cotton gin spike found;
- 7) S 55 degrees 04' 38" E 445.43 feet along the centerline of West Lebanon Road aka T.R. 105 to a mag nail set;
- 8) S 53 degrees 07' 03" E 154.63 feet along the centerline of West Lebanon Road aka T.R. 105 to a mag nail set;
- 9) S 66 degrees 17' 48" W 100.00 feet along William F. Keister, Sr. and Paulette M. Keister's (O.R. 346 page 1241) north line to an iron pin set;
- 10) S 89 degrees 47' 24" W 1147.53 feet along said Keister's north line to an iron pin set on the section line;

11) N 00 degrees 12' 49" W 828.80 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 18.835 acres, but subject to all highways and easements of record. Containing 3.019 acres in the northwest quarter of Section 1 and 15.816 acres in the southwest quarter of Section 1.

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, December 19, 2023. For survey, See Volume XX, Page 1008 of the Wayne County Survey Records.



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Telephone: 330-674-4788
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Description 3.021 acre parcel

Situated in the Township of Paint (T-15 N, R-11 W), northwest quarter of Section 1,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found marking the southwest corner of the northwest quarter of
Section 1, thence N 00 degrees 36' 34" W 201.49 feet along the section line to an iron
pin set the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) N 00 degrees 36' 34" W 200.13 feet along the section line to a 5/8 inch rebar found;
- 2) N 89 degrees 22' 45" E 658.81 feet along Aaron A. Yoder and Marie Ann Yoder's
(O.R. 948 page 5639) south line to a point in the center of West Lebanon Road aka
T.R. 105, witnessed by a 5/8 inch rebar found S 89 degrees 22' 45" W 27.32 feet;
- 3) S 00 degrees 05' 55" W 155.23 feet along the centerline of West Lebanon Road aka
T.R. 105 to a point;
- 4) S 01 degrees 01' 52" W 44.93 feet along the centerline of West Lebanon Road aka
T.R. 105 to a point, witnessed by an iron pin set S 89 degrees 22' 45" W 26.83 feet;
- 5) S 89 degrees 22' 45" W 655.61 feet through the lands of Melvin L. Troyer and
Lydiann W. Troyer (O.R. 948 page 5390) to the TRUE POINT OF BEGINNING.

This parcel contains 3.021 acres, but subject to all highways and easements of record.
To go to adjoiner.

The 3.021 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 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, December 19, 2023.
For survey, See Volume XX, Page 10108 of the Wayne County Survey Records.



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Description 8.382 acre parcel

Situated in the Township of Paint (T-15 N, R-11 W), northwest quarter of Section 1,
County of Wayne and State of Ohio.

Described as follows:

Commencing at a stone found marking the southwest corner of the northwest quarter of
Section 1, thence N 00 degrees 36' 34" W 201.49 feet along the section line to an iron
pin set the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) N 00 degrees 36' 34" W 553.45 feet along the section line to a 5/8 inch rebar found;
- 2) N 89 degrees 22' 45" E 663.18 feet along Reuben R. Yoder and Mary L. Yoder's
(O.R. 949 page 388) south line to a point in the center of West Lebanon Road aka
T.R. 105, witnessed by a 5/8 inch rebar found S 89 degrees 22' 45" W 23.91 feet;
- 3) S 00 degrees 05' 55" W 508.58 feet along the centerline of West Lebanon Road aka
T.R. 105 to a point;
- 4) S 01 degrees 01' 52" W 44.93 feet along the centerline of West Lebanon Road aka
T.R. 105 to a point, witnessed by an iron pin set S 89 degrees 22' 45" W 26.83 feet;
- 5) S 89 degrees 22' 45" W 655.61 feet to the TRUE POINT OF BEGINNING.

This parcel contains 8.382 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, December 19, 2023.
For survey, See Volume XX, Page 6668 of the Wayne County Survey Records.

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Map Check

12/19/2023 13:02

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
			1080	13969.85	49718.87	
1080-1081N	00°36'34" W	201.49	1081	14171.33	49716.73	
1081-1082N	89°22'45" E	655.61	1082	14178.43	50372.30	
1082-1083S	01°01'52" W	185.07	1083	13993.39	50368.97	
1083-1084S	00°30'44" W	16.50	1084	13976.89	50368.82	
1084-1085S	89°22'45" W	649.98	1085	13969.85	49718.88	

Closure error distance> 0.00860184 Error Bearing> N 88°27'09" E
Closure Precision> 1 in 198637.72 Total Distance Traversed> 1708.65

3.0193 ACRES

131518.6104 SQ. FT.

mC

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
			1	11569.78	44116.11	
1-2	N 00°36'34" W	201.49	2	11771.26	44113.97	
2-3	N 89°22'45" E	655.61	3	11778.36	44769.54	
3-4	S 01°01'52" W	185.07	4	11593.32	44766.21	
4-5	S 00°30'44" W	16.50	5	11576.82	44766.06	
5-6	S 00°45'50" W	236.08	6	11340.76	44762.91	
CURVE	A=242.79 DELTA=55°50'29" T=132.01 EXT=32.82					
6-8	S 27°09'24" E	233.29	8	11133.19	44869.40	
RADIUS POINT		249.11	7	11337.44	45012.00	
8-9	S 55°04'38" E	445.43	9	10878.19	45234.61	
9-10	S 53°07'03" E	154.63	10	10785.39	45358.30	
10-11	S 66°17'48" W	100.00	11	10745.19	45266.73	
11-12	S 89°47'24" W	1147.53	12	10740.98	44119.21	
12-13	N 00°12'49" W	828.80	13	11569.77	44116.12	
Closure error distance> 0.01002404 Error Bearing> S 76°38'51" E						
Closure Precision> 1 in 396161.48 Total Distance Traversed> 3971.14						
18.8350 ACRES						
820454.4945 SQ. FT.						

Map Check

12/19/2023 13:05

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
			1081	14171.33	49716.73	
1081-1087N	00°36'34" W	200.13	1087	14371.44	49714.60	
1087-1088N	89°22'45" E	658.81	1088	14378.58	50373.37	
1088-1089S	00°05'55" W	155.23	1089	14223.35	50373.10	
1089-1090S	01°01'52" W	44.93	1090	14178.43	50372.29	
1090-1091S	89°22'45" W	655.61	1091	14171.33	49716.72	
Closure error distance> 0.00466617 Error Bearing> N 79°24'54" W						
Closure Precision> 1 in 367477.26 Total Distance Traversed> 1714.71						
3.0207 ACRES						
131583.1338 SQ. FT.						

Map Check

12/19/2023 12:59

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
			1062	14558.87	47905.82	
1062-1063N	89°22'45" E	663.18	1063	14566.05	48568.96	
1063-1064S	00°05'55" W	508.58	1064	14057.48	48568.08	
1064-1065S	01°01'52" W	44.93	1065	14012.55	48567.27	
1065-1066S	89°22'45" W	655.61	1066	14005.45	47911.70	
1066-1067N	00°36'34" W	553.45	1067	14558.87	47905.82	

Closure error distance> 0.00168129 Error Bearing> S 41°38'44" W
Closure Precision> 1 in 1442787.09 Total Distance Traversed> 2425.75

8.3822 ACRES
365129.2288 SQ. FT.