

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

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

Description 1.751 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northwest quarter of Section 11, County of Wayne and State of Ohio.

Described as follows:

Commencing at a R.R. spike found in Hoy Road aka C.R. 201 marking the southwest corner of the northwest quarter of Section 11, thence N 01 degrees 26' 32" W 1118.08 feet along the section line and along Hoy Road to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 88 degrees 33' 28" E 30.00 feet.

thence with the following SEVEN (7) COURSES:

- 1) N 01 degrees 26' 32" W 30.00 feet along the section line and along Hoy Road aka C.R. 201 to a point, witnessed by a 5/8 inch rebar found N 88 degrees 33' 28" E 30.00 feet;
- 2) N 88 degrees 33' 28" E 773.93 feet along David E. Miller and Katie Ann Miller's (O.R. 932 page 2144) south line to a 5/8 inch rebar found;
- 3) N 00 degrees 16' 13" E 67.53 feet along said Miller's east line to an iron pin set;
- 4) N 88 degrees 33' 28" E 540.99 feet through the lands of Norman D. Miller and Barbara A. Miller (O.R. 932 page 2138, PN 30-00884.000) to a 5/8 inch rebar found on Martin D. Troyer and Anita E. Troyer's (O.R. 927 page 477) west line;
- 5) S 01 degrees 23' 26" E 98.14 feet along said Troyer's west line to a 5/8 inch rebar found;
- 6) S 88 degrees 37' 10" W 593.20 feet along said Norman D. Miller and Barbara A. Miller's (PN 30-00884.017) to a 5/8 inch rebar found;
- 7) S 88 degrees 33' 28" W 723.65 feet along Abe J. Yoder and Nettie W. Yoder's (O.R. 923 page 2018) north line to the TRUE POINT OF BEGINNING.

This parcel contains 1.751 acres, but subject to all highways and easements of record. To go to adjoiner.

The 1.751 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, November 16, 2023.
For survey, See Volume XX, Page 691 of the Wayne County Survey Records.

Donald C. Baker

Donald C. Baker P.S. 6938

parcel: OUT OF 30-00884.000



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Description 2.435 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northwest quarter of Section 11, County of Wayne and State of Ohio.

Described as follows:

Commencing at a R.R. spike found in Hoy Road aka C.R. 201 marking the southwest corner of the northwest quarter of Section 11, thence N 01 degrees 26' 32" W 1118.08 feet along the section line and along Hoy Road aka C.R. 201 to a point, thence N 88 degrees 33' 28" E 723.65 feet along Abe J. Yoder and Nettie W. Yoder's (O.R. 923 page 2018) north line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following TEN (10) COURSES:

- 1) N 88 degrees 37' 10" E 593.20 feet along Norman D. Miller and Barbara A. Miller's (O.R. 932 page 2138, PN 30-00884.000) south line to a 5/8 inch rebar found on Martin D. Troyer and Anita E. Troyer's (O.R. 927 page 477) west line;
- 2) S 01 degrees 23' 26" E 121.09 feet along said Troyer's west line and along Nathan E. Badertscher and Sheri L. Badertscher's (O.R. 888 page 2929) west line to an iron pin set;
- 3) S 83 degrees 54' 03" W 231.06 feet through the lands of said Miller (PN 30-00884.017) to an iron pin set;
- 4) S 38 degrees 02' 00" W 34.21 feet through the lands of said Miller to an iron pin set;
- 5) S 48 degrees 50' 18" W 35.16 feet through the lands of said Miller to an iron pin set;
- 6) S 00 degrees 34' 17" W 19.92 feet through the lands of said Miller to an iron pin set;
- 7) N 89 degrees 39' 52" W 122.85 feet through the lands of said Miller to an iron pin set;
- 8) S 45 degrees 24' 19" W 27.21 feet through the lands of said Miller to an iron pin set;
- 9) S 89 degrees 24' 11" W 170.68 feet through the lands of said Miller to an iron pin set on said Yoder's east line;
- 10) N 01 degrees 26' 32" W 221.55 feet along said Yoder's east line to the TRUE POINT OF BEGINNING.

This parcel contains 2.435 acres, but subject to all highways and easements of record.
To go to adjoiner.

The 2.435 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, November 16, 2023.
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Parcel: OUT OF 30-00884.017

Donald C. Baker P.S. 6938



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Description 4.186 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northwest quarter of Section 11, County of Wayne and State of Ohio.

Described as follows:

Commencing at a R.R. spike found in Hoy Road aka C.R. 201 marking the southwest corner of the northwest quarter of Section 11, thence N 01 degrees 26' 32" W 1118.08 feet along the section line and along Hoy Road aka C.R. 201 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 88 degrees 33' 28" E 30.00 feet.

thence with the following FOURTEEN (14) COURSES:

- 1) N 01 degrees 26' 32" W 30.00 feet along the section line and along Hoy Road aka C.R. 201 to a point, witnessed by a 5/8 inch rebar found N 88 degrees 33' 28" E 30.00 feet;
- 2) N 88 degrees 33' 28" E 773.93 feet along David E. Miller and Katie Ann Miller's (O.R. 932 page 2144) south line to a 5/8 inch rebar found;
- 3) N 00 degrees 16' 13" E 67.53 feet along said Miller's east line to an iron pin set;
- 4) N 88 degrees 33' 28" E 540.99 feet to an iron pin set on Martin D. Troyer and Anita E. Troyer's (O.R. 927 page 477) west line;
- 5) S 01 degrees 23' 26" E 219.23 feet along said Troyer's west line and along Nathan E. Badertscher and Sheri L. Badertscher's (O.R. 888 page 2929) west line to an iron pin set;
- 6) S 83 degrees 54' 03" W 231.06 feet to an iron pin set;
- 7) S 38 degrees 02' 00" W 34.21 feet to an iron pin set;
- 8) S 48 degrees 50' 18" W 35.16 feet to an iron pin set;
- 9) S 00 degrees 34' 17" W 19.92 feet to an iron pin set;
- 10) N 89 degrees 39' 52" W 122.85 feet to an iron pin set;
- 11) S 45 degrees 24' 19" W 27.21 feet to an iron pin set;
- 12) S 89 degrees 24' 11" W 170.68 feet to an iron pin set on Abe J. Yoder and Nettie W. Yoder's (O.R. 923 page 2018) east line;

- 13) N 01 degrees 26' 32" W 221.55 feet along said Yoder's east line to a 5/8 inch rebar found;
- 14) S 88 degrees 33' 28" W 723.65 feet along said Yoder's north line to the TRUE POINT OF BEGINNING.

This parcel contains 4.186 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, November 16, 2023. For survey, See Volume XX, Page 691 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938

Parcel: parts of 30-00884.000 and
part of 30-00884.017



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Description 6.663 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northwest quarter of Section 11, County of Wayne and State of Ohio.

Described as follows:

Commencing at a R.R. spike found in Hoy Road aka C.R. 201 marking the southwest corner of the northwest quarter of Section 11, thence N 01 degrees 26' 32" W 486.00 feet along the section line and along Hoy Road aka C.R. 201 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 88 degrees 33' 28" E 30.00 feet.

thence with the following TWELVE (12) COURSES:

- 1) N 01 degrees 26' 32" W 30.00 feet along the section line and along Hoy Road aka C.R. 201 to a point, witnessed by a 5/8 inch rebar found N 88 degrees 33' 28" E 30.00 feet;
- 2) N 88 degrees 33' 28" E 723.65 feet along Norman D. Miller and Barbara A. Miller's (O.R. 942 page 2893) south line to a 5/8 inch rebar found;
- 3) N 01 degrees 26' 32" W 380.53 feet along said Miller's east line and along Abe J. Yoder and Nettie W. Yoder's (O.R. 923 page 2018) east line to an iron pin set;
- 4) N 89 degrees 24' 11" E 170.68 feet to an iron pin set;
- 5) N 45 degrees 24' 19" E 27.21 feet to an iron pin set;
- 6) S 89 degrees 39' 52" E 122.85 feet to an iron pin set;
- 7) N 00 degrees 34' 17" E 19.92 feet to an iron pin set;
- 8) N 48 degrees 50' 18" E 35.16 feet to an iron pin set;
- 9) N 38 degrees 02' 00" E 34.21 feet to an iron pin set;
- 10) N 83 degrees 54' 03" E 231.06 feet to an iron pin set on Nathan E. Badertscher and Sheri L. Badertscher's (O.R. 888 page 2929) west line;
- 11) S 01 degrees 23' 26" E 510.35 feet along said Badertscher's west line and along William R. Nichols and Freda B. Nichols, Trustee's (O.R. 524 page 1083) west line to a 5/8 inch rebar found;

12) S 88 degrees 33' 28" W 1316.28 feet along Jonas A. Yoder, Edna L. Yoder, John J. Yoder, and Anna Yoder's (O.R. 950 page 685) north line to the TRUE POINT OF BEGINNING.

This parcel contains 6.663 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, November 16, 2023.
For survey, See Volume XX, Page 691 of the Wayne County Survey Records.



Parcel: part of 30-00884.017

Donald C. Baker P.S. 6938



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Description 3.250 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northwest quarter of Section 11, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found at the intersection of Moreland Road aka C.R. 77 and Hoy Road aka C.R. 201 marking the northwest corner of the northwest quarter of Section 11, thence S 01 degrees 26' 32" E 862.65 feet along the section line and along Hoy Road aka C.R. 201 to a point, thence N 88 degrees 33' 28" E 1317.48 feet along Jonas P. Miller and Sara E. Miller's (O.R. 570 page 149) north line to a 5/8 inch rebar found on Jonas I. Yoder and Amanda D. Hershberger's (O.R. 926 page 4750) west line, thence S 01 degrees 23' 26" E 331.04 feet along said Yoder and Hershberger's west line and along David D. Shearer's (O.R. 926 page 2309) west line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 01 degrees 23' 26" E 263.54 feet along said Shearer's west line and along Martin D. Troyer and Anita E. Troyer's (O.R. 927 page 477) west line to an iron pin set;
- 2) S 88 degrees 33' 28" W 540.99 feet through the lands of Norman D. Miller and Barbara A. Miller (O.R. 932 page 2138) to an iron pin set on David E. Miller and Katie Ann Miller's (O.R. 932 page 2144) east line;
- 3) N 00 degrees 16' 13" E 263.66 feet along said David E. Miller and Katie Ann Miller's east line to a 5/8 inch rebar found;
- 4) N 88 degrees 33' 28" E 533.35 feet along said Jonas P. Miller and Sara E. Miller's south line to the TRUE POINT OF BEGINNING.

This parcel contains 3.250 acres, but subject to all highways and easements of record. To go to adjoiner.

The 3.250 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, November 16, 2023.
For survey, See Volume XX, Page 1091 of the Wayne County Survey Records.



Parcel: PART OF 30.00884.000

Donald C. Baker P.S. 6938



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Millersburg, OH 44654

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Description 8.260 acre parcel

Situated in the Township of Franklin (T-14 N, R-13 W), northwest quarter of Section 11, County of Wayne and State of Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found at the intersection of Moreland Road aka C.R. 77 and Hoy Road aka C.R. 201 marking the northwest corner of the northwest quarter of Section 11, thence S 01 degrees 26' 32" E 862.65 feet along the section line and along Hoy Road aka C.R. 77 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 88 degrees 33' 28" E 30.00 feet.

thence with the following EIGHT (8) COURSES:

- 1) N 88 degrees 33' 28" E 1317.48 feet along Jonas P. Miller and Sara E. Miller's (O.R. 517 page 2572) south line to a 5/8 inch rebar found on Jonas I. Yoder and Amanda D. Hershberger's (O.R. 926 page 4750) west line;
- 2) S 01 degrees 23' 26" E 594.58 feet along said Yoder and Hershberger's west line and along David D. Shearer's (O.R. 926 page 2309) west line and along Martin D. Troyer and Anita E. Troyer's (O.R. 927 page 477) west line to an iron pin set;
- 3) S 88 degrees 33' 28" W 540.99 feet to an iron pin set on David E. Miller and Katie Ann Miller's (O.R. 932 page 2144) east line;
- 4) N 00 degrees 16' 13" E 263.66 feet along said Miller's east line to a 5/8 inch rebar found;
- 5) S 88 degrees 33' 28" W 60.18 feet along said Miller's north line to a 5/8 inch rebar found;
- 6) N 01 degrees 26' 32" W 301.04 feet along said Miller's (O.R. 766 page 1014) east line to an iron pin set;
- 7) S 88 degrees 33' 28" W 723.65 feet along said Miller's north line to a point on the section line and in Hoy Road aka C.R. 201, witnessed by a 5/8 inch rebar found N 88 degrees 33' 28" E 30.00 feet;
- 8) N 01 degrees 26' 32" W 30.00 feet along the section line and along Hoy Road aka C.R. 201 to the TRUE POINT OF BEGINNING.

This parcel contains 8.260 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.

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For survey, See Volume XX, Page 691 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938

Parcel: all of 30-00884.013 and
part of 30-00884.000

