

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

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

Description 3.085 acre parcel

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 35, County of Wayne and State of Ohio.

Described as follows:

Commencing at a point marking the northeast corner of the southwest quarter of Section 35, witnessed by a 5/8 inch rebar found N 89 degrees 01' 38" E 2.00 feet, thence S 00 degrees 42' 07" E 609.53 feet along the quarter section line to a point, thence S 89 degrees 26' 31" W 466.30 feet along Ely Road Properties LLC's (O.R. 955 page 1665) south line to a point the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 30 degrees 05' 11" W 318.82 feet through the lands of Ronald Amiet (O.R. 955 page 4804) to a 5/8 inch rebar found;
- 2) S 89 degrees 26' 31" W 460.42 feet along said Ely Road Properties LLC's north line to a point;
- 3) N 20 degrees 05' 46" E 293.13 feet along said Ely Road Properties LLC's east line to a point;
- 4) N 89 degrees 26' 31" E 519.53 feet along said Ely Road Properties LLC's south line to the TRUE POINT OF BEGINNING.

This parcel contains 3.085 acres, but subject to all highways and easements of record.

The above described 3.085 acre parcel is being created pursuant to Ohio Revised Code Section 711. 001, wherein it is a transfer of property between adjoining landowners 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 Surveying LLC".

Basis of bearings from Ohio State Plan Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

This description prepared by Donald C. Baker, P.S. 6938, October 9, 2023.
For survey, See Volume XX, Page 707 of the Wayne County Survey Records.



Donald C. Baker P.S. 6938



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Description 4.974 acre parcel

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 35, County of Wayne and State of Ohio.

Described as follows:

Beginning at a point marking the northeast corner of the southwest quarter of Section 35 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 89 degrees 01' 38" E 2.00 feet.

thence with the following SEVEN (7) COURSES:

- 1) S 00 degrees 42' 07" E 609.53 feet along the quarter section line to a point;
- 2) S 89 degrees 26' 31" W 466.30 feet along Ronald Amiet's (O.R. 955 page 4804) north line to a point;
- 3) N 30 degrees 05' 11" E 0.11 feet through the lands of Ely Road Properties LLC (O.R. 955 page 1665) to an iron pin set;
- 4) N 22 degrees 11' 33" E 38.21 feet through the lands of said Ely Road Properties LLC to an iron pin set;
- 5) N 19 degrees 36' 05" E 330.17 feet through the lands of said Ely Road Properties LLC to an iron pin set;
- 6) N 16 degrees 19' 43" E 276.17 feet through the lands of said Ely Road Properties LLC to an iron pin set on the quarter section line;
- 7) N 89 degrees 26' 31" E 255.93 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 4.974 acres, but subject to all highways and easements of record.

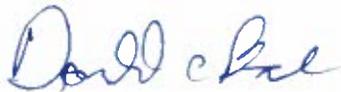
The above described 4.974 acre parcel is being created pursuant to Ohio Revised Code Section 711. 001, wherein it is a transfer of property between adjoining landowners and does not create an additional building site. It is not to be used as a separate building site or transferred as an independent parcel in the future.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Ohio State Plan Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

This description prepared by Donald C. Baker, P.S. 6938, October 9, 2023.

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Description 32.825 acre parcel

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 35, County of Wayne and State of Ohio.

Described as follows:

Commencing at a point marking the northeast corner of the southwest quarter of Section 35, witnessed by a 5/8 inch rebar found N 89 degrees 01' 38" E 2.00 feet, thence S 89 degrees 26' 31" W 255.93 feet along the quarter section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following ELEVEN (11) COURSES:

- 1) S 16 degrees 19' 43" W 276.17 feet to an iron pin set;
- 2) S 19 degrees 36' 05" W 330.17 feet to an iron pin set;
- 3) S 22 degrees 11' 33" W 38.21 feet to an iron pin set;
- 4) S 30 degrees 05' 11" W 318.93 feet to a 5/8 inch rebar found;
- 5) S 15 degrees 31' 36" W 830.62 feet along Ronald Amiet's (O.R. 955 page 4804) west line to a point in the center of Dover Road aka U.S. 250, witnessed by a 5/8 inch rebar found N 15 degrees 31' 36" E 26.24 feet;
- 6) N 59 degrees 52' 02" W 733.14 feet along the centerline of Dover Road aka U.S. 250 to a point;
- 7) N 60 degrees 18' 20" W 193.27 feet along the centerline of Dover Road aka U.S. 250 to a point, witnessed by a 5/8 inch rebar found N 06 degrees 20' 41" E 42.63 feet;
- 8) N 06 degrees 20' 41" E 167.38 feet along Marvin J. Weaver and Nettie H. Weaver's (O.R. 956 page 1870) east line to a 5/8 inch rebar found;
- 9) N 17 degrees 46' 31" E 875.20 feet along said Weaver's east line to an iron pin set;
- 10) N 24 degrees 26' 31" E 235.47 feet along said Weaver's east line to a 5/8 inch rebar found on the quarter section line;
- 11) N 89 degrees 26' 31" E 1003.96 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 32.825 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 Plan Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

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Description 25.620 acre parcel

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter of Section 35, County of Wayne and State of Ohio.

Described as follows:

Beginning at a point marking the northeast corner of the southwest quarter of Section 35 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 89 degrees 01' 38" E 2.00 feet

thence with the following SEVENTEEN (17) COURSES:

- 1) S 00 degrees 42' 07" E 2117.33 feet along the quarter section line to a point in Dover Road aka U.S. 250, witnessed by a 5/8 inch rebar found N 00 degrees 42' 07" W 93.04 feet;
- 2) N 65 degrees 55' 30" W 285.56 feet along the centerline of Dover Road aka U.S. 250 to a point;
- 3) N 65 degrees 49' 57" W 250.00 feet along the centerline of Dover Road aka U.S. 250 to a point;
- 4) N 23 degrees 36' 03" E 216.58 feet partly along Ronald Amiet's (O.R. 955 page 4804) east line and along Red Run Cemetery Association's (D.V. 117 page 300) east line to a 5/8 inch rebar found;
- 5) N 61 degrees 15' 09" W 228.69 feet along said Red Run Cemetery Association's north line to a 5/8 inch rebar found;
- 6) S 23 degrees 36' 02" W 194.70 feet along said Red Run Cemetery Association's west line to a 5/8 inch rebar found in Dover Road aka U.S. 250;
- 7) S 61 degrees 15' 09" E 228.69 feet along said Red Run Cemetery Association's south line and along Dover Road aka U.S. 250 to a 5/8 inch rebar found;
- 8) S 23 degrees 36' 03" W 21.88 feet along Ronald Amiet's (O.R. 954 page 3779) west line to a point in the center of Dover Road aka U.S. 250;
- 9) N 63 degrees 17' 03" W 150.08 feet along the centerline of Dover Road aka U.S. 250 to a point;

- 10) N 60 degrees 11' 11" W 155.00 feet along the centerline of Dover Road aka U.S. 250 to a point;
- 11) N 59 degrees 52' 02" W 126.68 feet along the centerline of Dover Road aka U.S. 250 to a point, witnessed by a 5/8 inch rebar found N 15 degrees 31' 36" E 26.24 feet;
- 12) N 15 degrees 31' 36" E 830.62 feet along Ely Road Properties LLC's (O.R. 955 page 1665) east line to a 5/8 inch rebar found;
- 13) N 30 degrees 05' 11" E 318.93 feet to an iron pin set;
- 14) N 22 degrees 11' 33" E 38.21 feet to an iron pin set;
- 15) N 19 degrees 36' 05" E 330.17 feet to an iron pin set;
- 16) N 16 degrees 19' 43" E 276.17 feet to an iron pin set on the quarter section line;
- 17) N 89 degrees 26' 31" E 255.93 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 25.620 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 Plan Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

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Map Check

10/10/2023 08:47

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
399-383	S 00°42'07" E	609.53	383	9275.48	21778.74	
383-384	S 89°26'31" W	466.30	384	8666.00	21786.21	
384-385	N 30°05'11" E	0.11	385	8661.45	21319.93	
385-386	N 22°11'33" E	38.21	386	8661.55	21319.99	
386-387	N 19°36'05" E	330.17	387	8696.93	21334.42	
387-388	N 16°19'43" E	276.17	388	9007.97	21445.18	
388-389	N 89°26'31" E	255.93	389	9273.00	21522.83	
				9275.49	21778.74	

Closure error distance> 0.00892649 Error Bearing> N 18°02'25" E
 Closure Precision> 1 in 221410.77 Total Distance Traversed> 1976.42
 4.9742 ACRES
 216677.6849 SQ. FT.

Map Check

10/09/2023 13:08

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
			370	9272.81	21522.84	
370-372	S 16°19'43" W	276.17	372	9007.78	21445.19	
372-373	S 19°36'05" W	330.17	373	8696.74	21334.43	
373-374	S 22°11'33" W	38.21	374	8661.36	21320.00	
374-375	S 30°05'11" W	318.93	375	8385.40	21160.12	
375-376	S 15°31'36" W	830.62	376	7585.10	20937.77	
376-377	N 59°52'02" W	733.14	377	7953.14	20303.70	
377-378	N 60°18'20" W	193.27	378	8048.88	20135.81	
378-379	N 06°20'41" E	167.38	379	8215.23	20154.31	
379-380	N 17°46'31" E	875.20	380	9048.65	20421.50	
380-381	N 24°26'31" E	235.47	381	9263.02	20518.93	
381-382	N 89°26'31" E	1003.96	382	9272.80	21522.84	

Closure error distance> 0.01368920 Error Bearing> S 04°52'34" E

Closure Precision> 1 in 365435.62 Total Distance Traversed> 5002.52

32.8250 ACRES

1429858.3646 SQ. FT.

Map Check

10/09/2023 13:06

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
			278	9275.30	21778.74	
278-355	S 00°42'07" E	2117.33	355	7158.13	21804.68	
355-356	N 65°55'30" W	285.56	356	7274.62	21543.96	
356-357	N 65°49'57" W	250.00	357	7376.97	21315.87	
357-358	N 23°36'03" E	216.58	358	7575.43	21402.59	
358-359	N 61°15'09" W	228.69	359	7685.42	21202.08	
359-360	S 23°36'02" W	194.70	360	7507.01	21124.13	
360-361	S 61°15'09" E	228.69	361	7397.02	21324.64	
361-362	S 23°36'03" W	21.88	362	7376.97	21315.88	
362-363	N 63°17'03" W	150.08	363	7444.44	21181.82	
363-364	N 60°11'11" W	155.00	364	7521.50	21047.33	
364-365	N 59°52'02" W	126.68	365	7585.10	20937.77	
365-366	N 15°31'36" E	830.62	366	8385.40	21160.12	
366-367	N 30°05'11" E	318.93	367	8661.36	21320.00	
367-368	N 22°11'33" E	38.21	368	8696.74	21334.43	
368-369	N 19°36'05" E	330.17	369	9007.78	21445.19	
369-370	N 16°19'43" E	276.17	370	9272.81	21522.84	
370-371	N 89°26'31" E	255.93	371	9275.30	21778.76	

Closure error distance> 0.01347915 Error Bearing> N 72°14'37" E
 Closure Precision> 1 in 447002.98 Total Distance Traversed> 6025.22
 25.6200 ACRES
 1116008.8986 SQ. FT.

Map Check

10/09/2023 13:11

COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
366-390	S 89°26'31" W	460.42	366	8385.40	21160.12	
390-391	N 20°05'46" E	293.13	390	8380.92	20699.72	
391-392	N 89°26'31" E	519.53	391	8656.20	20800.44	
392-393	S 30°05'11" W	318.82	392	8661.26	21319.94	
			393	8385.40	21160.12	
Closure error distance> 0.00633305 Error Bearing> S 05°50'53" W						
Closure Precision> 1 in 251363.91 Total Distance Traversed> 1591.90						
3.0853 ACRES						
134395.4153 SQ. FT.						