

Baker Surveying, LLC

138 N Clay St.
Millersburg, OH 44654

Telephone: 330-674-4788

Email: bakersurveying@gmail.com

Description 3.968 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 Wayne A. Miller and Alma L. Miller's (O.R. 960 page 88) south line to a 5/8 inch rebar found on Andrew L. Schlabach and Elsie L. Schlabach's (O.R. 960 page 2266) west line, thence S 00 degrees 19' 03" W 107.18 feet along said Schlabach's west line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) S 73 degrees 14' 24" E 427.84 feet along said Schlabach's south line to a 5/8 inch rebar found;
- 2) S 00 degrees 01' 27" W 488.86 feet (passing into the southwest quarter of Section 29) along Robert E. Hostetler and Marilyn L. Hostetler's (O.R. 960 page 2263) west line to a 5/8 inch rebar found;
- 3) S 48 degrees 40' 06" E 426.67 feet along said Hostetler's south line to a 5/8 inch rebar found in Messner Road aka T.R. 49, witnessed by a 5/8 inch rebar found N 48 degrees 40' 06" W 39.20 feet;
- 4) S 70 degrees 39' 16" W 34.41 feet along the centerline of Messner Road aka T.R. 49 to a point, witnessed by an iron pin set N 48 degrees 40' 06" W 31.53 feet;
- 5) N 48 degrees 40' 06" W 423.40 feet through the lands of Aaron A. Schlabach, Lizzie Schlabach, Atlee I. Hilty, Naomi U. Hilty, Dannie M. Hilty, and Clara D. Hilty (O.R. 960 page 2487) to an iron pin set;
- 6) N 00 degrees 01' 27" E 162.32 feet through the lands of said Schlabach, et al. to an iron pin set;
- 7) N 82 degrees 23' 48" W 385.19 feet through the lands of said Schlabach, et al. to an iron pin set on Firman M. Miller's (O.R. 960 page 2993) east line;

8) N 00 degrees 19' 03" E 412.51 feet (passing into the northwest quarter of Section 29) along said Miller's east line to the TRUE POINT OF BEGINNING.

This parcel contains 3.968 acres, but subject to all highways and easements of record. Containing 1.926 acres in the northwest quarter of Section 29 and 2.042 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, February 1, 2024.
For survey, See Volume XX, Page 762 of the Wayne County Survey Records.



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Description 4.295 acre parcel

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter 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 N 88 degrees 46' 37" E 766.28 feet along the quarter section line to a point, thence S 00 degrees 01' 27" W 350.63 feet along Robert E. Hostetler and Marilyn L. Hostetler's (O.R. 960 page 2263) west line to a 5/8 inch rebar found, thence S 48 degrees 40' 06" E 426.67 feet along said Hostetler's south line to a 5/8 inch rebar found in the center of Messner Road aka T.R. 49, thence S 70 degrees 39' 16" W 34.41 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 48 degrees 40' 06" W 31.53 feet.

thence with the following SIX (6) COURSES:

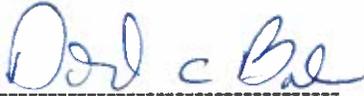
- 1) S 70 degrees 39' 16" W 96.96 feet along the centerline of Messner Road aka T.R. 49 to a 5/8 inch rebar found;
- 2) S 74 degrees 16' 16" W 443.05 feet along the centerline of Messner Road aka T.R. 49 to a point, witnessed by an iron pin set N 03 degrees 11' 07" W 26.17 feet;
- 3) N 03 degrees 11' 07" W 626.48 feet through the lands of Aaron A. Schlabach, Lizzie Schlabach, Atlee I. Hilty, Naomi U. Hilty, Dannie M. Hilty, and Clara D. Hilty (O.R. 960 page 2487) to an iron pin set;
- 4) S 82 degrees 23' 48" E 236.98 feet through the lands of said Schlabach, et al. to an iron pin set;
- 5) S 00 degrees 01' 27" W 162.32 feet through the lands of said Schlabach, et al. to an iron pin set;
- 6) S 48 degrees 40' 06" E 423.40 feet through the lands of said Schlabach, et al. to the TRUE POINT OF BEGINNING.

This parcel contains 4.295 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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Description 3.903 acre parcel

Situated in the Township of East Union (T-16 N, R-12 W), southwest quarter 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 N 88 degrees 46' 37" E 355.08 feet along the quarter section line to a point, thence S 00 degrees 19' 03" W 142.13 feet along Firman M. Miller's (O.R. 960 page 2993) east line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) S 82 degrees 23' 48" E 148.21 feet through the lands of Aaron A. Schlabach, Lizzie Schlabach, Atlee I. Hilty, Naomi U. Hilty, Dannie M. Hilty, and Clara D. Hilty (O.R. 960 page 2487) to an iron pin set;
- 2) S 03 degrees 11' 07" E 626.48 feet through the lands of said Schlabach, et al. to a point in the center of Messner Road aka T.R. 49, witnessed by an iron pin set N 03 degrees 11' 07" W 26.17 feet;
- 3) S 74 degrees 16' 16" W 252.13 feet along the centerline of Messner Road aka T.R. 49 to a point, witnessed by an iron pin set N 14 degrees 04' 37" W 32.31 feet;
- 4) N 14 degrees 04' 37" W 423.18 feet along said Miller's east line to a 5/8 inch rebar found;
- 5) N 40 degrees 59' 04" E 248.93 feet along said Miller's east line to a 5/8 inch rebar found;
- 6) N 00 degrees 19' 03" E 115.09 feet along said Miller's east line to the TRUE POINT OF BEGINNING.

This parcel contains 3.903 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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COURSE	BEARING	DISTANCE	PT#	NORTHING	EASTING	DESCRIPTION
184-200	S 73°14'24" E	427.84	200	36601.79	43150.97	
200-201	S 00°01'27" W	488.86	201	36478.41	43560.64	
201-202	S 48°40'06" E	426.67	202	35989.55	43560.43	
202-203	S 70°39'16" W	34.41	203	35707.77	43880.82	
203-204	N 48°40'06" W	423.40	204	35696.38	43848.35	
204-205	N 00°01'27" E	162.32	205	35976.00	43530.42	
205-206	N 82°23'48" W	385.19	206	36138.32	43530.49	
206-207	N 00°19'03" E	412.51	207	36189.28	43148.69	
				36601.79	43150.97	

Closure error distance> 0.00230358 Error Bearing> S 28°20'04" W
Closure Precision> 1 in 1198656.33 Total Distance Traversed> 2761.20
3.9681 ACRES
172850.8898 SQ. FT.