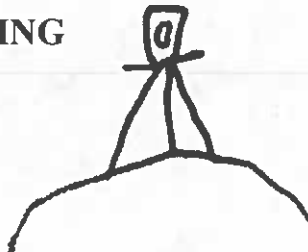


**EWING LAND SURVEYING**

GRAHAM EWING, P.S. 8769  
1852 WILLIAMS WAY  
WOOSTER, OHIO 44691  
330-603-6144

**May 5, 2024**



**1.499 ACRES**

Situated in the Township of Baughman (T-17-N R-11-W), County of Wayne, and the State of Ohio, and known as being part of South East Quarter of Section 25 of said township, also known as being all of a parcel conveyed in ORV 721 PG 171 of the Wayne County Recorder's Records and being further bounded and described based on survey of record CC-390-A as per the Wayne County Taxmap Department as follows:

**COMMENCING** at an iron pipe found per said survey, at the South East corner of the South East Quarter of said Section 25; thence Northerly along the East Line of said Quarter with a line in C.R. 103 (Deerfield Ave), **North 03° 00' East**, a distance of **228.00 feet** to an iron pipe found per said survey, thence leaving said line, Westerly, **North 84° 12' West**, passing over an iron pipe found per said survey at a distance of 40.00 feet, a total distance of **230.00 feet** to an iron pipe set per said survey at the South East corner of said parcel conveyed in ORV 721 PG 171, and the **TRUE PLACE OF BEGINNING** of the herein described parcel;

1. Thence, continuing Westerly with the Southerly Line of said parcel, **North 84° 12' West**, a distance of **199.27 feet** to an iron pipe set per said survey at the South West corner of said parcel;

2. Thence, Northerly with the Westerly Line of said parcel, **North 03° 00' East**, a distance of **296.18 feet** to an iron pipe set per said survey the North West corner of said parcel;

3. Thence, Easterly with the Northerly Line of said parcel, **South 86° 10' East** passing over an iron pipe found per said survey at a distance of 399.00 feet, a total distance of **429.00 feet** to a iron pipe found per said survey on the East Line of said Quarter in C.R. 103 at the North East corner of said parcel;

4. Thence, Southerly with said quarter line and C.R. 103 and an Easterly Line of said parcel, **South 3° 00' West**, a distance of **26.0 feet** to a iron pipe set per said survey;

5. Thence, leaving said quarter line and C.R. 103, Westerly with a Southerly Line of said parcel, **North 85° 30' West**, passing over an iron pipe found per said survey at a distance of 30.00 feet, a total distance of **230.00 feet** to a iron pipe set per said survey at a corner of said parcel;

6. Thence, Southerly with an Easterly Line of said parcel, **South 3° 00' West**, a distance of **279.70 feet** to the **TRUE PLACE OF BEGINNING**; and containing **1.499 Acres** (65,300 sq. ft.) of land, more or less, Subject to all easements and rights of ways public or private. Basis of Bearings for this description is Wayne County Taxmap Record Survey Number CC-390-A.

Permanent Parcel Number 01-00236.000

For Survey See Volume CC, Page 390-A of the Wayne County Survey Records;

Description based on CC-390-A and prepared by:

**EWING LAND SURVEYING**  
**GRAHAM R. EWING, P.S. 8769**  
**1852 WILLIAMS WAY**  
**WOOSTER, OHIO 44691**  
**330-603-6144**



Prior Deed Reference: ORV 721 Page 171

Graham R. Ewing

P.S. No. 8769

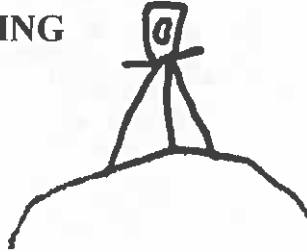
Date

A handwritten signature in blue ink, appearing to be "G. Ewing", written over a horizontal line.

5/6/24

**EWING LAND SURVEYING**

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**May 5, 2024**

**1.499 ACRES**

North: 424897.3917' East: 2204053.5777'

Segment #1 : Line

Course: N84°12'00.00"W Length: 199.271'  
North: 424917.5293' East: 2203855.3268'

Segment #2 : Line

Course: N03°00'00.00"E Length: 296.180'  
North: 425213.3034' East: 2203870.8276'

Segment #3 : Line

Course: S86°10'00.00"E Length: 429.000'  
North: 425184.6229' East: 2204298.8679'

Segment #4 : Line

Course: S03°00'00.00"W Length: 26.000'  
North: 425158.6585' East: 2204297.5071'

Segment #5 : Line

Course: N85°30'00.00"W Length: 230.000'  
North: 425176.7041' East: 2204068.2161'

Segment #6 : Line

Course: S03°00'00.00"W Length: 279.696'  
North: 424897.3914' East: 2204053.5780'

Perimeter: 1460.147' Area: 65300.62 Sq. Ft.  
Error Closure: 0.0005 Course: S46°38'11.01"E  
Error North: -0.00031 East: 0.00033

Precision 1: 2920294.000

