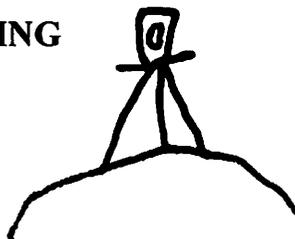


EWING LAND SURVEYING
GRAHAM EWING, P.S. 8769
1852 WILLIAMS WAY
WOOSTER, OHIO 44691
330-603-6144



June 12, 2025

0.1016 ACRES

Situated in the Village of Fredericksburg, County of Wayne, and the State of Ohio, and known as being a Westerly portion of Lot 77 of the Revised Fredericksburg Incorporation Plat recorded in Volume I Page 118 of the Wayne County Survey Records shown as the Northerly portion of a parcel portrayed by Survey II-046 of the Wayne County Survey Records, of which this legal description is based entirely upon, and being further bounded and described as follows:

COMMENCING at a 5/8" rebar set per said survey record, at the Northwest Corner of said Lot 77, also being the Southeasterly right of way intersect of Water Street and McArthur Street, and being the **TRUE PLACE OF BEGINNING** of the herein described parcel;

1. Thence, Southeasterly with the North line of said Lot 77 and the South right of way line of Water Street, **South 78° 00' 00" East**, a distance of **75.00 feet** to a 5/8" rebar set per said survey record,
2. Thence, leaving said line, Southwesterly through said Lot 77, **South 14° 23' 10" West**, a distance of **60.05 feet** to a point on the line common to said Lot 77 and Lot 78 of same Plat per said survey record;
3. Thence, Northwesterly, with said line between said Lots 77 and 78, **North 78° 00' 00" West**, to a of **72.50 feet** to a Southwesterly corner of said Lot 77 and the Northwesterly corner of said Lot 78, and being on the Easterly right of way of McArthur Street per said survey record;
4. Thence, Northeasterly, with the West line of said Lot 77 and the East right of way line of McArthur Street, **North 12° 00' 00" East**, a distance of **60.00 feet** to

the **TRUE PLACE OF BEGINNING**; and containing **0.1016 Acres**
(4,424.8503sq. ft.) of land, more or less, Subject to all easements and rights of ways
public or private. Basis of Bearings for this description is II-046 of the Wayne
County Survey Records .

Permanent Parcel Number 46-00021.000

For Survey See Volume II Page 46 of the Wayne County Survey Records;

Description prepared by:

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



Prior Deed References: ORV 972 PG 2065

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

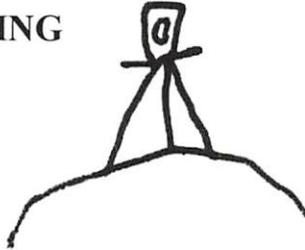
6/12/25

Graham R. Ewing

P.S. No. 8769

Date

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



June 12, 2025

0.1016 ACRES

North: 368118.3043' East: 2142721.5851'

Segment #1 : Line
Course: S78°00'00.00"E Length: 75.000'
North: 368102.7109' East: 2142794.9461'

Segment #2 : Line
Course: S14°23'10.00"W Length: 60.050'
North: 368044.5439' East: 2142780.0264'

Segment #3 : Line
Course: N78°00'00.00"W Length: 72.500'
North: 368059.6175' East: 2142709.1107'

Segment #4 : Line
Course: N12°00'00.00"E Length: 59.998'
North: 368118.3044' East: 2142721.5850'

Perimeter: 267.548' Area: 4424.85 Sq. Ft.
Error Closure: 0.0001 Course: N41°23'19.28"W
Error North: 0.00008 East: -0.00007

Precision 1: 2675480.000



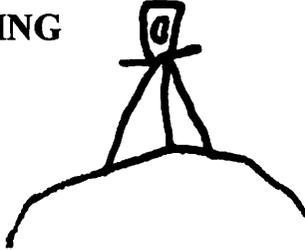
Graham R. Ewing

P.S. No. 8769

Date

6/12/25

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



June 12, 2025

0.0981 ACRES

Situated in the Village of Fredericksburg, County of Wayne, and the State of Ohio, and known as being a Westerly portion of Lot 78 of the Revised Fredericksburg Incorporation Plat recorded in Volume I Page 118 of the Wayne County Survey Records shown as the Northerly portion of a parcel portrayed by Survey II-046 of the Wayne County Survey Records, of which this legal description is based entirely upon, and being further bounded and described as follows:

COMMENCING at a 5/8" rebar set per said survey record, at the Southwest Corner of said Lot 78, also being the Southeasterly right of way corner McArthur Street, and being the **TRUE PLACE OF BEGINNING** of the herein described parcel;

1. Thence, Northeasterly, with the West line of said Lot 78 and the East right of way line of McArthur Street, **North 12° 00' 00" East**, a distance of **60.00 feet** to the Northwesterly corner of said Lot 78 and the Southwesterly corner of Lot 77 of the same, and being on the Easterly right of way of McArthur Street per said survey record
2. Thence, Southeasterly, with a line between said Lots 78 and 77, **South 78° 00' 00" East**, to a of **72.50 feet** to a point per said survey record;
3. Thence, leaving said line, Southwesterly through said Lot 78, **South 14° 23' 10" West**, a distance of **60.05 feet** to a point on the line common to said Lot 78 and Lot 79 of same Plat per said survey record;
4. Thence, Northwesterly, with said line between said Lots 78 and 79, **North 78° 00' 00" West**, to a of **70.00 feet** to the **TRUE PLACE OF BEGINNING**; and containing **0.0981 Acres** (4,274.8501 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 II-046 of the Wayne County Survey Records .

Permanent Parcel Number 46-00021.000

For Survey See Volume II Page 46 of the Wayne County Survey Records;

Description prepared by:

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



Prior Deed References: ORV 972 PG 2065

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

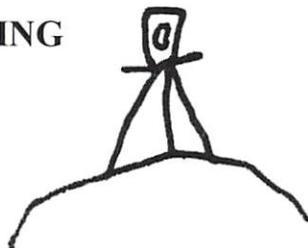
6/12/25

Graham R. Ewing

P.S. No. 8769

Date

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



June 12, 2025

0.0981 ACRES

North: 368059.6174' East: 2142709.1108'

Segment #1 : Line
Course: S78°00'00.00"E Length: 72.500'
North: 368044.5438' East: 2142780.0265'

Segment #2 : Line
Course: S14°23'10.00"W Length: 60.050'
North: 367986.3768' East: 2142765.1068'

Segment #3 : Line
Course: N78°00'00.00"W Length: 70.000'
North: 368000.9306' East: 2142696.6364'

Segment #4 : Line
Course: N12°00'00.00"E Length: 59.998'
North: 368059.6175' East: 2142709.1107'

Perimeter: 262.548' Area: 4274.85 Sq. Ft.
Error Closure: 0.0001 Course: N41°23'19.21"W
Error North: 0.00008 East: -0.00007

Precision 1: 2625480.000



6/12/25

Graham R. Ewing

P.S. No. 8769

Date