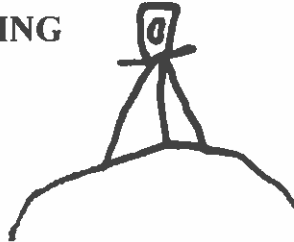


EWING LAND SURVEYING
GRAHAM EWING, P.S. 8769
1852 WILLIAMS WAY
WOOSTER, OHIO 44691
330-603-6144



October 21, 2023

2.8110 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 North East Quarter of Section 2 of said Township, also known as being part of a 4.69 Acre parcel conveyed in ORV 933 PG 4386 of the Wayne County Recorder's Records and being further bounded and described as follows:

BEGINNING at 5/8" rebar found 4" high with a cap "GASBARRE" at the North East Corner of Section 2 and being the **PLACE OF COMMENCEMENT** of the herein described parcel;

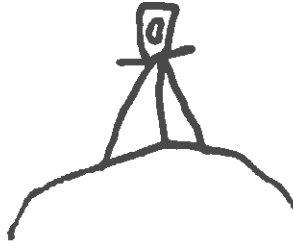
Thence, southerly with the east line of said section and a line in Frazee Road (T.R. 65), **South 00° 31' 52" East**, a distance of **1248.33 feet** to a cotton gin spike found 1" deep in the intersection of said Frazee Road and Fulton Road (C.R. 27) at the south east corner of said 4.69 Acre parcel;

Thence, northwesterly, leaving said section line and Frazee road with the south line of said 4.69 Acre parcel and a line in said Fulton Road, **North 83° 37' 09" West**, a distance of **351.74 feet** to a mag spike set flush and being the **TRUE PLACE OF BEGINNING** of the herein described parcel;

1. Thence, continuing northwesterly with the south line of said 4.69 Acre parcel and a line in said Fulton Road, **North 83° 37' 09" West**, a distance of **266.41 feet** to a mag spike set flush at the South West corner of said 4.69 Acre parcel;
2. Thence, northerly with the west line of said 4.69 Acre Parcel, **North 03° 14' 05" West**, passing over a 5/8" rebar with cap "GASBARRE" at distance of 33.67 feet, a total distance of **532.59 feet** to a point at the North West corner of said 4.69 Acre parcel referenced by the base of a 5/8" rebar found South 79° 37' 40" West at a distance of 0.74 feet;

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LERNER 2.8110 ACRES REMAINDER

North: 450069.5026' East: 2198428.4246'

Segment #1 : Line

Course: N83° 37' 09"W Length: 266.41'
North: 450099.1105' East: 2198163.6650'

Segment #2 : Line

Course: N3° 14' 05"W Length: 532.59'
North: 450630.8519' East: 2198133.6128'

Segment #3 : Line

Course: S55° 53' 34"E Length: 350.61'
North: 450434.2497' East: 2198423.9142'

Segment #4 : Line

Course: S0° 42' 32"E Length: 364.77'
North: 450069.5076' East: 2198428.4272'

Perimeter: 1514.39' Area: 122447.84 Sq. Ft.
Error Closure: 0.0056 Course: N27° 14' 42"E
Error North: 0.00501 East: 0.00258

Precision 1: 270425.00

