October 21, 2023

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

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 Fraze Road (T.R. 65), South 00° 31' 52" East, a distance of 1248.33 feet to a conton gin spike found 1" deep in the intersection of said Fraze 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 Fraze 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:

- 3. Thence, southeasterly, with the north line of said 4.69 Acre parcel; South 55° 53' 34" East, a distance of 350.61 feet to a 5/8" rebar set with cap "EWING";
- 4. Thence, southerly, through said 4.69 Acre parcel, South 00° 42' 32" East, passing over a 5/8" rebar set with cap "EWING" at a distance of 324.77 feet, a total distance of 364.77 feet to the TRUE PLACE OF BEGINNING; and containing 2.8110 Acres (122,447.8392 sq. ft.) of land, more or less, Subject to all easements and rights of ways public or private. Basis of Bearings for this survey is ODOT VRS Ohio North State Plane Coordinate System NAD83.

Permanent Parcel Number		
For Survey See Volume XX, P	age <u>1097</u> of the Way	ne County Survey Records;
Survey and description prepared by:	. •	STE OF O
EWING LAND SURVEYING GRAHAM R. EWING, P.S. 8769 1852 WILLIAMS WAY WOOSTE OHIO 44691 330-603-6144	R,	GRAHAM *= EWING PS-8769
Prior Deed Reference: 933 Page 438	<u>6</u>	COSTERE SULLI
		10/24/2=
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



October 21, 2023

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

Segment #4 : Line

Perimeter: 1514.39' Area: 122447.84 Sq. Ft.

Error Closure: 0.0056 Course: N27° 14' 42"E

Phone: 330.603.6144

Error North: 0.00501 East: 0.00258

Precision 1: 270425.00