

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



April 23, 2024

2.3228 ACRES

Situated in the Township of Plain (T-19-N R-14-W), County of Wayne, and the State of Ohio, and known as being part of North West Quarter of Section 6 of said township, also known as being all of the land conveyed in ORV 67 PG 495 and ORV 955 PG 1946 of the Wayne County Recorder's Records and being further bounded and described as follows:

COMMENCING at a 5/8" capped rebar found leaning over a stone found with a slash cut, 10 inches deep, at the South East corner of the North West Quarter of said Section 6; thence Northerly along the East Line of said Quarter, **North 00° 08' 36" East**, a distance of **264.06 feet** to a point on a line in West Old Lincoln Way (C.R. 30-A); Westerly with said line in C.R. 30-A, **North 83° 41' 57" West**, a distance of **659.61 feet** to an angle point in said line, thence continuing Westerly with line in C.R. 30-A, **North 83° 57' 43" West**, a distance of **711.50 feet** to an angle point in said line; thence continuing Westerly with C.R. 30-A, **North 89° 44' 30" West**, a distance of **43.37 feet** to the South East corner of land conveyed in ORV 955 PG 1946, and the **TRUE PLACE OF BEGINNING** of the herein described parcel;

1. Thence, continuing Westerly with C.R. 30-A, **North 89° 44' 30" West**, a distance of **197.94 feet** to a point in the intersection of C.R. 30-A and Reedsburg Road (T.R. 85) at the South West corner of said land conveyed in ORV 955 PG 1946;

2. Thence, Northerly with a line in said Reedsburg Road, **North 00° 32' 50" West**, passing over the base of a bent and spun 5/8" rebar shot 4" deep at a distance of 30.00 feet, a total distance of **228.12 feet** to 1" pipe found 5" deep in Reedsburg Road at the North West corner of said land conveyed in ORV 955 PG 1946 and the South West Corner of land conveyed in ORV 67 PG 495;

3. Thence, Northerly with a line in Reedsburg Road, **North 05° 11' 19" West**, a distance of **144.01 feet** to a 3/4" pipe shot 6" deep the North West corner of said land conveyed in ORV 67 PG 495;

4. Thence, leaving said line in Reedsburg Road, Easterly with said land conveyed in ORV 67 PG 495, **South 89° 45' 00" East**, passing by the base of a 5/8" rebar found 10" deep, 0.60' south of line at a distance of 24.49 feet, a total distance of **213.04 feet** to a 1" pinched pipe found 5" deep;

5. Thence, continuing with said land conveyed in ORV 67 PG 495, Northerly **North 00° 53' 34" East**, a distance of **8.23 feet** to a 5/8" rebar found "EWING";

6. Thence, continuing Easterly with said land conveyed in ORV 67 PG 495, **South 89° 49' 04" East**, a distance of **121.87 feet** to the base of a 3/4" bent pipe leaning west shot 5" deep at the North East corner of said land;

7. Thence, Southerly with said land conveyed in ORV 67 PG 495, **South 02° 18' 58" East**, a distance of **227.98 feet** to a 3/4" pipe found flush;

8. Thence, Westerly with a South line of said land conveyed in ORV 67 PG 495, **North 87° 10' 16" West**, a distance of **116.26 feet** to a 1" pipe found 3" high on the Easterly line of land conveyed ORV 955 PG 1946;

9. Thence, Southerly with the said East line of land conveyed ORV 955 PG 1946, **South 01° 15' 08" East**, passing over 5/8" rebar found 4" high at a distance of 127.52 feet, a total of distance of **157.32 feet** to the **TRUE PLACE OF BEGINNING**; and containing **2.3228 Acres** (101,179.9110 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.

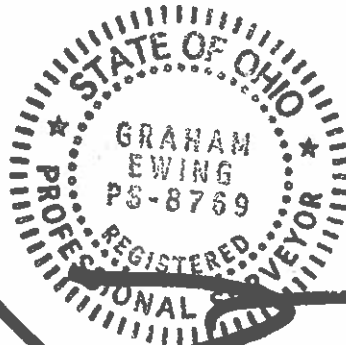
Permanent Parcel Number _____

For Survey See Volume XX, Page 869 of the Wayne County Survey Records:

Survey and description prepared by:

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

Prior Deed Reference: ORV 67 Page 495 and ORV 955 Page 1946



Graham R. Ewing

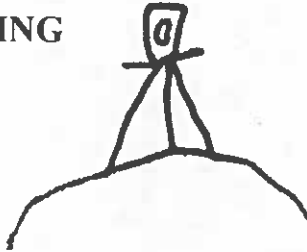
P.S. No. 8769

Date

4/24/24

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April 23, 2024

2.3228 ACRES

North: 416284.2527' East: 2077630.9199'

Segment #1 : Line

Course: N89°44'30.48"W Length: 197.935'
North: 416285.1447' East: 2077432.9869'

Segment #2 : Line

Course: N00°32'49.60"W Length: 228.120'
North: 416513.2543' East: 2077430.8086'

Segment #3 : Line

Course: N05°11'18.87"W Length: 144.011'
North: 416656.6752' East: 2077417.7852'

Segment #4 : Line

Course: S89°45'00.42"E Length: 213.037'
North: 416655.7461' East: 2077630.8201'

Segment #5 : Line

Course: N00°53'34.35"E Length: 8.232'
North: 416663.9771' East: 2077630.9484'

Segment #6 : Line

Course: S89°49'04.08"E Length: 121.868'
North: 416663.5895' East: 2077752.8158'

Segment #7 : Line

Course: S02°18'57.75"W Length: 227.978'
North: 416435.7978' East: 2077743.6029'

Segment #8 : Line

Course: N87°10'15.80"W Length: 116.263'
North: 416441.5358' East: 2077627.4815'

Segment #9 : Line

Course: S01°15'08.36"E Length: 157.320'
North: 416284.2534' East: 2077630.9198'

Perimeter: 1414.764' Area: 101179.91 Sq. Ft.
Error Closure: 0.0007 Course: N05°20'28.90"W
Error North: 0.00073 East: -0.00007

Precision 1: 2021091.429

