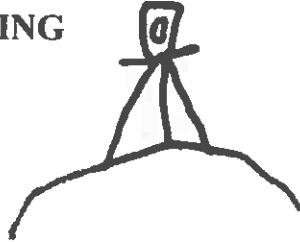


EWING LAND SURVEYING
GRAHAM EWING, P.S. 8769
1852 WILLIAMS WAY
WOOSTER, OHIO 44691
330-603-6144



November 4, 2024

8.0964 ACRES

Situated in the Township of East Union (T-16-N R-12-W), County of Wayne, and the State of Ohio, and known as being part of SouthEast Quarter of Section 4 of said township, also known as being all of a 7.015 Acre parcel conveyed in OR 928 PG 1230 and all of a 1.083 Acre parcel conveyed in OR 940 PG 2217 of the Wayne County Recorder's Records and being further bounded and described as follows:

COMMENCING at the base of a 5/8" rebar found leaning west, 3" high at the SouthWest Corner of the SouthEast Quarter of Section 4; Thence, Northerly with the said quarter line, **North 00° 48' 10" West**, a distance of **221.19 feet** to a capped 5/8" rebar set flush "EWING LAND SURVEYING PS-8769" at the SouthWest corner of said 7.015 Acre parcel and being the **TRUE PLACE OF BEGINNING** of the herein described parcel;

1. Thence, continuing Northerly with said line, **North 00° 48' 10" West**, passing over a 5/8" rebar capped "GASBARRE" at a distance of 676.31 feet a total distance of **693.44 feet** 1" pitched pipe found 5" deep in McQuaid Road (C.R. 416) at the NorthWest corner of said 7.015 Acre parcel;

2. Thence, Easterly, with the North Line of said 7.015 Acre parcel and then said 1.083 Acre parcel in said McQuaid Road, **North 82° 12' 39" East**, a distance of **359.62 feet** to a 5/8" rebar found 5" deep in McQuaid Road at the NorthEast corner of said 1.083 Acre parcel;

3. Thence, Southerly, with the East Line of said 1.083 Acre parcel, **South 01° 17' 52" East**, passing over a 5/8" rebar found 1" deep at a distance of 16.68 feet, a total distance of **225.19 feet** to a capped 5/8" rebar found 5" high at the SouthEast corner of said 1.083 Acre parcel and on a northerly line of said 7.015 Acre parcel;

4. Thence, Easterly, with a northerly line of said 7.015 Acre parcel, **North 87° 06' 43" East**, a distance of **187.97 feet** to a 5/8" rebar found 2" high at a NorthEasterly corner of said 7.015 Acre parcel;

5. Thence, Southerly, with the East line of said 7.015 Acre parcel, **South 01° 06' 35" East**, a distance of **39.04 feet** to a 1" pinched pipe found flush;

6. Thence, Southerly, continuing with the East line of said 7.015 Acre parcel, **South 00° 29' 34" East**, a distance of **479.17 feet** to SouthEast corner of said 7.015 Acre parcel, reference by a 1" pipe flush found flush South 00° 29' 34" East at a distance 1.02 feet ;

7. Thence, Westerly, with the South line of said 7.015 Acre parcel, **South 89° 07' 48" West**, passing over a 6x6 pointed stone at a distance of 541.38 feet, a total distance of **544.36 feet** to the **TRUE PLACE OF BEGINNING**; and containing **8.0964 Acres** (352,679.3992. 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.

For Survey See Volume XX, Page 938 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: OR 928 PG 1230 and OR 940 PG 2217

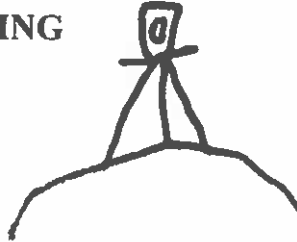


Graham R. Ewing

P.S. No. 8769

12/23/24
Date

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



November 4, 2024

8.0964 ACRES

North: 413646.7113' East: 2152833.5087'

Segment #1 : Line
Course: N00°48'10.29"W Length: 693.442'
North: 414340.0853' East: 2152823.7921'

Segment #2 : Line
Course: N82°12'39.33"E Length: 359.615'
North: 414388.8227' East: 2153180.0892'

Segment #3 : Line
Course: S01°17'52.33"E Length: 225.186'
North: 414163.6945' East: 2153185.1897'

Segment #4 : Line
Course: N87°06'43.34"E Length: 187.975'
North: 414173.1652' East: 2153372.9260'

Segment #5 : Line
Course: S01°06'34.82"E Length: 39.039'
North: 414134.1335' East: 2153373.6820'

Segment #6 : Line
Course: S00°29'33.61"E Length: 479.175'
North: 413654.9763' East: 2153377.8022'

Segment #7 : Line

Course: S89°07'47.91"W Length: 544.356'

North: 413646.7106' East: 2152833.5090'

Perimeter: 2528.788' Area: 352672.76 Sq. Ft.

Error Closure: 0.0008 Course: S24°28'10.51"E

Error North: -0.00071 East: 0.00032

Precision 1: 3160985.000



Graham R. Ewing

P.S. No. 8769

Date

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

12/23/24