

DESCRIPTION OF SURVEY

1.328 ACRES PARCEL

LANDS OF: TRUSTEES OF THE MT. ZION CEMETERY ASSOCIATION

Situated in the County of Wayne, State of Ohio, Milton Township, Township 18 North, Range 12 West, and parts of the Southeast and Southwest Quarters of Section 29, and bounded and described as follows:

Beginning at a iron rod or rivet with 1-1/2" head found in the centerline of Pleasant Home Road C.R. 48 at the Southwest corner of the Southeast Quarter of Section 29, said point being the **TRUE PLACE OF BEGINNING** of the parcel of land herein described, said point also being the Southeast corner of a parcel of land, now or formerly, owned by Milton Township, and said point having NAD 83, Ohio North Zone, State Plane Grid Coordinates of:

North = 455,973.48 feet

East = 2,148,089.81 feet;

- 1) Thence North 0° 55' 23" West along the West line of the Southeast Quarter of Section 29 and the East line of said Township lands, and passing through a 5/8" rebar with cap set at 30.00 feet, and also passing through a 5/8 rebar with Laurila cap found at 132.43 feet, a distance of 132.50 feet to a point;
- 2) Thence South 88° 19' 04" West along the North line of said Township lands, and passing into the Southwest Quarter of Section 29, a distance of 93.46 feet to a point in an East line of lands, now or formerly, owned by Pleasant Corner Farms Properties, LLC., said point witnessed by a 5/8 rear with Laurila cap found 0.08 feet West;
- 3) Thence North 02° 00' 14" West along an East line of said Pleasant Corner Farms Properties, LLC lands, and passing through a 5/8" rebar with cap set at 80.50 feet, a distance of 161.00 feet to a 5/8" rebar with cap set;
- 4) Thence North 88° 19' 29" East along a South line of said Pleasant Corner Farms Properties LLC lands, a distance of 96.50 feet to a 5/8" rebar with cap set in the East line of the Southwest Quarter of Section 29 at a Southeast corner of said Pleasant Corner Farms Properties, LLC lands, said point also being a Southwest corner of lands, now or formerly, owned by Kenneth E. & Flora Jane Winkler, Trustees;
- 5) Thence South 89° 22' 59" East along a South line of said Winkler lands, and passing into the Southeast Quarter of Section 29, a distance of 144.45 feet to a 5/8" rebar with SJL cap found;
- 6) Thence South 00° 55' 40" East along a West line of said Winkler lands, and passing through 5/8" rebars with caps set at 85.70 feet and at 175.70 feet, a distance of 295.70 feet to a point in the South line of the Southeast Quarter of Section 29 and the

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centerline of Pleasant Home Road C.R. 48, point also being in the North line of lands, now or formerly, owned by Michael J. & Meredith J. Andras, said line also passing through a 5/8" rebar with SJL cap found 30.00 feet from the centerline of said road;

- 7) Thence North 88° 30' 41" West along the South line of the Southeast Quarter of Section 29 and the centerline of Pleasant Home Road C.R. 48, and the North line of said Andras lands, a distance of 144.55 feet to the **TRUE PLACE OF BEGINNING** and containing within said bounds 1.328 Acres of land, more or less, of which 0.100 Acre is contained within the limits of the existing road right of way, and of which 0.351 Acre is contained within the Southwest Quarter of Section 29, and also of which 0.977 Acre is contained with the Southeast Quarter of Section 29, but subject to all legal highways as surveyed by Joseph H. Moine, Jr., Registered Professional Surveyor No. 6732 in February, 2026..

The Basis of Bearing for this survey is the State Plane Coordinate Grid, Ohio North Zone, 1983 Datum, as determined by Static GPS observations with OPUS Solutions.

The lengths in this survey may be converted to State Plane Grid lengths by multiplying ground distances by a combined average scale factor of 0.99989430.

For reference survey, see Survey Volume yy, Page 304.



Joseph H. Moine, Jr. 12 MARCH, 2026

Joseph H. Moine, Jr.,
Registered Professional Surveyor No. 6732

Deed Reference: V.36, P.484
V.280, P.451
All of Parcel No. 36-01641.000

Map Check
2025-MT ZION CEM
1.328 AC PARCEL

Wed Mar 11 13:09:10 2026

Operator JOE MOINE, PS Project
Date Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			0	455973.48	2148089.81	ROD
Z11-Z80	N 00°55'23" W	132.50	Z80	456105.97	2148087.67	
Z80-Z83	S 88°19'04" W	93.46	Z83	456103.22	2147994.25	
Z83-Z82	N 02°00'14" W	161.00	Z82	456264.12	2147988.62	
Z82-Z81	N 88°19'29" E	96.50	Z81	456266.95	2148085.08	
Z81-Z60	S 89°22'59" E	144.45	Z60	456265.39	2148229.51	
Z60-Z61	S 00°55'40" E	295.70	Z61	455969.73	2148234.30	
Z61-Z11	N 88°30'41" W	144.55	Z11	455973.48	2148089.81	ROD

Closure error distance> 0.000 Error Bearing> N 90°00'00" E

Closure Precision> 1 in 1068155100589.3 Total Distance Traversed> 1068.16
57833 S.F.

1.3277 ACRES