



LEGAL DESCRIPTION
7.283 Acres

Situated in the **Southwest Quarter of Section 28**, Township 17 North, Range 11 West, Congress Lands North of the Old Seven Ranges, **Township of Baughman**, County of Wayne, State of Ohio.

Being part of the lands described in a deed to Ben K. Weeman and Kisa Weeman, as recorded in Official Record Volume 951, Page 5588 of the Wayne County Recorder's office in Wooster, Ohio and is described as follows:

Commencing at a 1 inch diameter iron pin found at the northeast corner of the southwest quarter of Section 28, and being in the intersection of Burkhart Road (County Road 119) and Good Road (Township Road 43), as referenced on survey QQ-007 – witnessed by a timber spike set, South 89°52'53" West, 50.00 feet;

Thence, South 89°52'53" West, 719.23 feet, in Burkhart Road, along the North line of the southwest quarter of Section 28, to the northwest corner of Louis Rehm and Debra L. Rehm, as described in Official Record Volume 203, Page 68 – witnessed by capped iron pin marked "Gasbarre" found, South 00°07'52" East, 25.00 feet;

Thence, South 00°07'52" East 703.00 feet, leaving said road and quarter section line, along the West line of said Rehm, passing through a capped pin set at 175.00 feet, to a capped iron pin marked "Gasbarre" found at the **Point of Beginning** of the lands herein described;

Thence, with the following SEVEN boundary calls:

- 1. South 00° 07' 52" East, 426.21 feet**, continuing along the West line of said Rehm, to a capped pin set;
- 2. South 89° 52' 53" West, 494.74 feet**, along a new made line partitioning the Grantor's lands, to a capped pin set;
- 3. North 03° 04' 39" West, 558.67 feet**, along a new made line partitioning the Grantor's lands, to a capped pin set;
- 4. North 00° 07' 52" West, 396.29 feet**, along a new made line partitioning the Grantor's lands, to a capped pin set on the South line of Tschiegg Investments, LLC, as described in Official Record Volume 889, Page 5878;
- 5. North 89° 52' 53" East, 193.45 feet**, along the South line of said Tschiegg Investments, LLC, to a capped iron pin marked "Gasbarre" found at the northwest corner of Gary C. Troyer and Elaine A. Troyer, as described in Official Record Volume 952, Page 4770;
- 6. South 00° 07' 52" East, 528.00 feet**, along the West line of said Troyer, to a capped iron pin marked "Gasbarre" found at the southwest corner thereof;
- 7. North 89° 52' 53" East, 330.00 feet**, along the South line of said Troyer, to the **Point of Beginning**;

Containing 7.283 Acres, more or less, and being subject to all legal highways, right-of-ways, conditions, leases, restrictions, covenants, servitudes, easements, and other encumbrances or matters of public record or apparent on the ground.

The bearings herein are relative to grid North of the Ohio State Plane Coordinate System, 3401 North Zone, NAD 83 Geodetic Datum (2011 adjustment), and are to be used for angular determination only. Distances herein are ground distances reported in U.S. Survey feet.

This description is based upon a field survey completed on 6-17-2026 by Redbird Land Surveying under my direct supervision as responsible surveyor in charge, Kenneth J. Marhoffer, Ohio Registered Surveyor Number 8805, and exceeds the minimum standards set forth in O.A.C 4733-37 established by the State

of Ohio. All capped pins set are 30 inches long, 5/8 inch diameter iron rebar with lime green plastic identification caps marked, "REDBIRD PS-8805"; all timber spikes set are 10 inches long, 3/8 inch diameter iron spikes with 1-3/4 inch diameter iron shiners marked "REDBIRD PS-8805".

Prior Instrument: part of Official Record Volume 951, Page 5588

Permanent Parcel #:

See filed survey, made in conjunction with and integral to this description.

See Survey YY-343

 6-19-2026
Prepared by: Kenneth J. Marhoffer, P.S. 8805





LEGAL DESCRIPTION
11.283 Total Acres

Situated in the **Southwest Quarter of Section 28**, Township 17 North, Range 11 West, Congress Lands North of the Old Seven Ranges, **Township of Baughman**, County of Wayne, State of Ohio.

Being all of the lands described in deeds to Gary C. Troyer and Elaine A. Troyer, as recorded in Official Record Volume 952, Page 4770, and Official Record Volume _____, Page _____ the Wayne County Recorder's office in Wooster, Ohio and is described as follows:

Commencing at a 1 inch diameter iron pin found at the northeast corner of the southwest quarter of Section 28, and being in the intersection of Burkhart Road (County Road 119) and Good Road (Township Road 43), as referenced on survey QQ-007 – witnessed by a timber spike set, South 89°52'53" West, 50.00 feet;

Thence, South 89°52'53" West, 719.23 feet, in Burkhart Road, along the North line of the southwest quarter of Section 28, to the northwest corner of Louis Rehm and Debra L. Rehm, as described in Official Record Volume 203, Page 68 – witnessed by capped iron pin marked "Gasbarre" found, South 00°07'52" East, 25.00 feet;

Thence, South 00°07'52" East 175.00 feet, leaving said road and quarter section line, along the West line of said Rehm, to a capped pin set at the **Point of Beginning** of the lands herein described;

Thence, with the following FIVE boundary calls:

1. South 00° 07' 52" East, 954.21 feet, continuing along the West line of said Rehm, passing through a capped iron pin marked "Gasbarre" found at 528.00 feet, to a capped pin set;

2. South 89° 52' 53" West, 494.74 feet, along a new made line partitioning the Grantor's lands, to a capped pin set;

3. North 03° 04' 39" West, 558.67 feet, along a new made line partitioning the Grantor's lands, to a capped pin set;

4. North 00° 07' 52" West, 396.29 feet, along a new made line partitioning the Grantor's lands, to a capped pin set on the South line of Tschiegg Investments, LLC, as described in Official Record Volume 889, Page 5878;

5. North 89° 52' 53" East, 523.45 feet, in part along the South line of said Tschiegg Investments, LLC, and Kathryn Tschiegg, as described in Deed Volume 681, Page 504, passing through a capped iron pin marked "Gasbarre" found at 193.45 feet, to the **Point of Beginning**;

Containing 11.283 Total Acres, more or less, and being subject to all legal highways, right-of-ways, conditions, leases, restrictions, covenants, servitudes, easements, and other encumbrances or matters of public record or apparent on the ground. The herein described parcel is the dominant estate benefitting a 30 feet wide access to Burkhart Road, through servient estate known as tax map parcel E.

The bearings herein are relative to grid North of the Ohio State Plane Coordinate System, 3401 North Zone, NAD 83 Geodetic Datum (2011 adjustment), and are to be used for angular determination only. Distances herein are ground distances reported in U.S. Survey feet.

This description is based upon a field survey completed on 6-17-2026 by Redbird Land Surveying under my direct supervision as responsible surveyor in charge, Kenneth J. Marhoffer, Ohio Registered Surveyor Number 8805, and exceeds the minimum standards set forth in O.A.C 4733-37 established by the State of Ohio. All capped pins set are 30 inches long, 5/8 inch diameter iron rebar with lime green plastic identification caps marked, "REDBIRD PS-8805"; all timber spikes set are 10 inches long, 3/8 inch diameter iron spikes with 1-3/4 inch diameter iron shiners marked "REDBIRD PS-8805".

Prior Instrument: all of Official Record Volume 952, Page 4770 and Official Record Volume _____, Page_____.

Permanent Parcel #: 04-00759.002

See filed survey, made in conjunction with and integral to this description.

See Survey yy-343

 6-19-2026
Prepared by: Kenneth J. Marhoffer, P.S. 8805





Map Check

26067 BOUNDARY CLOSURE

Course	Bearing	Distance	PT#	Northing	Easting	Description
			900	424968.184	2186847.392	
900-901	N 89°52'53" E	193.450	901	424968.584	2187040.842	
901-902	S 00°07'52" E	528.000	902	424440.585	2187042.050	
902-903	N 89°52'53" E	330.000	903	424441.269	2187372.049	
903-904	S 00°07'52" E	426.210	904	424015.060	2187373.025	
904-905	S 89°52'53" W	494.740	905	424014.036	2186878.286	
905-906	N 03°04'39" W	558.670	906	424571.900	2186848.293	
906-907	N 00°07'52" W	396.290	907	424968.189	2186847.386	

Closure error distance> 0.0083 Error Bearing> N 51°21'51" W

Closure Precision> 1 in 351642.1 Total Distance Traversed> 2927.360

7.283 ACRES

Map Check

26067

Course	Bearing	Distance	PT#	Northing	Easting	Description
			908	424988.661	2187742.734	
908-909	N 89°52'53" E	523.450	909	424989.744	2188266.183	
909-910	S 00°07'52" E	954.210	910	424035.537	2188268.366	
910-911	S 89°52'53" W	494.740	911	424034.513	2187773.627	
911-912	N 03°04'39" W	558.670	912	424592.377	2187743.634	
912-913	N 00°07'52" W	396.290	913	424988.666	2187742.727	

Closure error distance> 0.0083 Error Bearing> N 51°21'51" W

Closure Precision> 1 in 351642.1 Total Distance Traversed> 2927.360

11.283 TOTAL COMBINED ACRES