

LEGAL DESCRIPTION for

PN 49-00041-000

at 5713 Massillon Road (S.R. 241)

Dalton, Ohio

Situated in the Township of Sugar Creek, County of Wayne and State of Ohio, being part of the East Half of the Southwest Quarter of Section 36, Township 16N, Range 11W, conveyed to Carol A. Spangler (O.R. Volume 984, Page 647 and O.R. Volume 486, Page 300), bounded and described as follows:

Beginning at a found and used stone at the Northeast Corner of the Southwest Quarter of Section 36 in the centerline of Jerico Road (C.R. 80);

Thence along the east line of said Southwest Quarter of Section 36, S 0°22'07" E, passing a 5/8" iron rod, capped ("GASBARRE WOOSTER OH") found 0.09 feet east of the line at 29.97 feet, and passing a found and used for line 5/8" iron rod at 758.25 feet, a total distance of 800.91 feet to point on the centerline of Massillon Road (S.R. 241);

Thence along the centerline of said Massillon Road, S 43°36'54" W, 802.22 feet to a set Mag nail at the south corner of a parcel conveyed to Ina M. Wengerd (O.R. Volume 970, Page 5071), and being the True Point of Beginning at the east corner of the parcel herein described in the following 4 courses:

Course 1: Thence continuing along said centerline, S 43°36'54" W, 281.39 feet to a set Mag nail at the southwest corner, also being the southeast corner of a parcel conveyed to Andrew C. Ramseyer (O.R. Volume 976, Page 3196);

Course 2: Thence along the east line of said Ramseyer parcel, N 2°20'05" W, passing a set 5/8" x 30" iron rod, capped ("EXACTA SURVEYORS 8423") at 43.87 feet, a total distance of 261.10 feet to a set 5/8" x 30" iron rod, capped ("EXACTA SURVEYORS 8423") at the northwest corner, also being the southwest corner of a parcel conveyed to Christopher R. Wendell and Tonya R. Wendell (O.R. Volume 937, Page 3517);

Course 3: Thence along the south line of said Wendell parcel, N 65°30'54" E, 116.37 feet to a found and used 5/8" iron rod at the north corner, also being the west corner of a said Wengerd parcel;

Course 4: Thence along the southwest line of said Wengerd parcel, S 43°09'52" E, passing a found and used for line 5/8" iron pipe, capped ("RUDOLPH 6449") at 114.15 feet, a total

distance of 144.48 feet to the True Point of Beginning at the east corner, containing 34,066.30 square feet, or 0.789 acres, and being subject to all legal highways, easements, reservations or restrictions of record, if any.

The bearings for this survey are based on GPS observations using the Ohio State Plane Coordinate System, North Zone, NAD83 (no trans), holding found and used monumentation along the northeast property line of the subject parcel as shown on the survey, which is observed bearing S 43°09'52" E.

The intent of this legal description is to retrace and describe this parcel as required by the Wayne County Tax Map Office before the next transfer and is based on an actual field survey carried out in May 2026 under the supervision of Robert M. Ruffing, P.S. 8423 for Exacta Land Surveyors LLC.

Prepared by Robert M. Ruffing, PS 8423 in June 2026.

Survey Reference: YY-344

Robert M. Ruffing 6-30-26



Closure Report

Job 26045052

Drawing 2604.5052_6-8-26_PENDING.dwg

Date 20260609

Point of Beginning:

Point: 1312.00 Desc: CALCD Easting: 2201186.6151 Northing: 388441.0869

Course 1:

Calc: S 43°36'54.5" W 281.3916

Labelled: S 43°36'54" W 281.39

Point 1313.00

Desc: CALCD Easting: 2200992.5082 Northing: 388237.3623

Course 2:

Calc: N 2°20'05.5" W 261.0953

Labelled: N 2°20'5" W 261.10

Point 1307.00

Desc: CALCD Easting: 2200981.8713 Northing: 388498.2408

Course 3:

Calc: N 65°30'53.9" E 116.3699

Labelled: N 65°30'54" E 116.37

Point 14

Desc: 5/8_FIR Easting: 2201087.7760 Northing: 388546.4710

Course 4:

Calc: S 43°09'51.8" E 144.4818

Labelled: S 43°9'52" E 144.48

Point 1312.00

Desc: CALCD Easting: 2201186.6151 Northing: 388441.0869

Closure error distance: 0.0068

Closure error bearing: S 7°43'53" W

Distance of Boundary perimeter: 803.340

Precision Ratio: 1/118138

Calculated Acreage = 0.789 Ac.

34367 Sq. Ft.

Robert M. Ruffing 6-30-26

