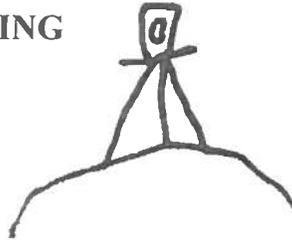


EWING LAND SURVEYING
GRAHAM EWING, P.S. 8769
1852 WILLIAMS WAY
WOOSTER, OHIO 44691
330-603-6144



May 30, 2023

1.2929 ACRES

Situated in the Township of Plain (T-21-N R-15-W), County of Wayne, and the State of Ohio, and known as being part of North East Quarter of Section 25 of said Township, also known as being part of a 12.33 Acre parcel conveyed to Linda L. Grassman, Trustee in ORV 638 PG 1711 and Orv 351 Page 1711 of the Wayne County Recorder's Records and being further bounded and described as follows:

BEGINNING at 5/8" rebar found 4" high with an illegible cap at the Center of Section 25 and being the **PLACE OF COMMENCEMENT** of the herein described parcel;

Thence, easterly with the south line of the North East Quarter of Section 25, **North 89° 45' 23" East**, a distance of **1277.75 feet** to a mag spike set at the south east corner of said Grassman Parcel in Funk Road (C.R. 16);

Thence, north westerly with the centerline of said Funk Road and the east line of Said Grassman Parcel, **North 28° 50' 39" West**, a distance of **102.91 feet** to a mag spike set and being the **TRUE PLACE OF BEGINNING** of the herein described parcel;

1. Thence, leaving said line, **North 88° 54' 36" West**, passing over to a 5/8" capped (EWING 8769) rebar set flush at a distance of 34.62 feet, a total distance of **261.69 feet** to a 5/8" capped (EWING 8769) rebar set flush;
2. Thence, **North 7° 42' 12" West**, a distance of **146.75 feet** to a 5/8" capped (EWING 8769) rebar set flush;
3. Thence, **South 82° 17' 48" West**, a distance of **19.03 feet** to a 5/8" capped (EWING 8769) rebar set flush;
4. Thence, **North 10° 02' 57" West**, a distance of **200.04 feet** to a 5/8" capped (EWING 8769) rebar set flush;
5. Thence, **North 33° 03' 41" West**, a distance of **51.71 feet** to a 5/8" capped (EWING 8769) rebar set flush;
6. Thence, **North 00° 33' 25" East**, a distance of **18.37 feet** to a 5/8" capped (EWING 8769) rebar set flush on the north line of said Grassman Parcel;

7. Thence, easterly with said line, **North 89° 39' 07" East**, passing over a 5/8" rebar found at a distance of 108.70 feet, a total distance of **138.74 feet** to a rail spike found 1" deep in Funk Road (C.R. 16) at the north east corner of said Grassman Parcel;
8. Thence, south easterly with said road and east line of said Grassman Parcel, **South 28° 50' 39" East**, a distance of **68.78 feet** to a the base bent 5/8" rebar found 4" deep and leaning north at the north east corner of land conveyed to Kopchak in ORV 942 Page 2997;
9. Thence, westerly, leaving said road with a line common to Grassman and Kopchak, **South 89° 32' 32" West**, passing over the base of a 1" pipe leaning north, 10" deep at a distance of 33.85 feet, a total distance of **116.61 feet** to the base of a 3/4" pinched pipe leaning east 12" deep at the north west corner of Kopchak Land;
10. Thence, southerly with a line common to Grassman and Kopchak, **South 7° 42' 12" East**, passing over the a 1/2" pipe found in a 2" pipe at a distance of 99.79 feet, a total distance of **180.07 feet** to the base of a 1" pinched pipe found in a 2" pipe at the south west corner of Kopchak parcel;
11. Thence, north easterly with a line common to Grassman and Kopchak, **North 69° 51' 20" East**, passing over the a 3/4" pipe found 12" high at a distance of 139.92 feet, a total distance of **169.48 feet** to the base of a base of a 3/4" bent rod found 4" deep in Funk Road (C.R.16) at the south east corner of Kopchak parcel;
12. Thence, south easterly with a line in Funk Road (C.R. 16) and the easterly line of said Grassman Parcel, **South 28° 50' 39" East**, passing over a 1" pipe found 4" deep in said road, a total distance of **258.15 feet** to the **TRUE PLACE OF BEGINNING**; and containing **1.2929 Acres** (56,316.7592 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 **541** 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: _____ Page _____



 Graham R. Ewing

P.S. No. 8769

5/30/23
 Date