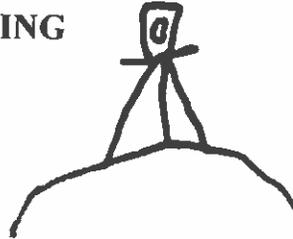


EWING LAND SURVEYING
GRAHAM EWING, P.S. 8769
1852 WILLIAMS WAY
WOOSTER, OHIO 44691
330-603-6144

October 12, 2023



2.1253 ACRES

Situated in the Township of Baughman (T-17-N R-11-W), County of Wayne, and the State of Ohio, and known as being part of North East Quarter of Section 2 of said Township, also known as being part of a 4.69 Acre parcel conveyed in ORV 933 PG 4386 of the Wayne County Recorder's Records and being further bounded and described as follows:

BEGINNING at 5/8" rebar found 4" high with a cap "GASBARRE" at the North East Corner of Section 2 and being the **PLACE OF COMMENCEMENT** of the herein described parcel;

Thence, southerly with the east line of said section and a line in Frazee Road (T.R. 65), **South 00° 31' 52" East**, a distance of **1083.24 feet** to a mag spike set at the north east corner of said 4.69 Acre Parcel and being the **TRUE PLACE OF BEGINNING** of the herein described parcel;

1. Thence, continuing southerly, with said line, **South 00° 31' 52" East**, a distance of **165.09 feet** to a contour gin spike found 1" deep in the intersection of said Frazee Road and Fulton Road (C.R. 27) at the south east corner of said 4.69 Acre parcel;
2. Thence, northwesterly, leaving said section and and Frazee road with the south line of said 4.69 Acre parcel and a line in said Fulton Road, **North 83° 37' 09" West**, a distance of **351.74 feet** to a mag spike set flush;
3. Thence, northerly, through said 4.69 Acre parcel, **North 00° 42' 32" West**, passing over a 5/8" capped (EWING 8769) rebar set flush a distance of 40.00 feet, a total distance of **364.77** to a 5/8" capped (EWING 8769) rebar set flush on the north line of said 4.69 Acre parcel;
4. Thence, southeasterly, with the north line of said 4.69 Acre parcel; **South 55° 53'**

34" East, passing over a 5/8" rebar with a cap "GASBARRE" found a distance of 400.12 feet, a total distance of **425.78 feet** to the **TRUE PLACE OF BEGINNING**; and containing **2.1253 Acres** (92,578.5520 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 _____

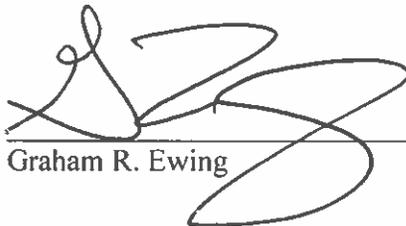
For Survey See Volume XX, Page 10910 of the Wayne County Survey Records;

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: 933 Page 4386



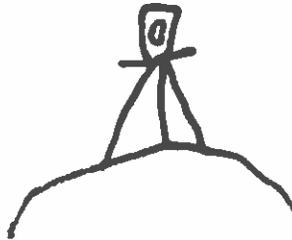
Graham R. Ewing

P.S. No. 8769

10/19/23

Date

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



October 12, 2023

LERNER 2.1253 ACRES

North: 450195.4969' East: 2198776.4519'

Segment #1 : Line

Course: S0° 31' 52"E Length: 165.09'
North: 450030.4140' East: 2198777.9823'

Segment #2 : Line

Course: N83° 37' 09"W Length: 351.74'
North: 450069.5052' East: 2198428.4212'

Segment #3 : Line

Course: N0° 42' 32"W Length: 364.77'
North: 450434.2473' East: 2198423.9082'

Segment #4 : Line

Course: S55° 53' 34"E Length: 425.78'
North: 450195.4939' East: 2198776.4497'

Perimeter: 1307.38' Area: 92578.55 Sq. Ft.
Error Closure: 0.0038 Course: S37° 10' 36"W
Error North: -0.00299 East: -0.00227

Precision 1: 344047.37

