

BOUNDARY DESCRIPTION

1.912 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **northeast quarter of Section 12, T-15N, R-13W.**

Being part of the land described in a deed to **Leroy B. Foster and Shannon L. Foster Co-Trustees or any Successor Trustee of the Foster Family Trust Dated December 17, 2021** recorded in official record volume 946, page 4633 of the Wayne County records.

Described as follows:

Commencing at a granite stone monument marking the center of Section 12.

Thence S 88° 14' 20" E 600.45 feet, along the south line of the quarter section, to a record iron monument.

Thence N 02° 50' 26" E 1550.98 feet, along the east line of JRB Holdings, LLC as described in official record volume 359, page 1476, to a record railroad spike in East Lincoln Way (County Road 30-A) on the south line of Christopher and Megan Bendon as described in official record volume 912, page 3669 – witnessed by a record iron reference monument S 02° 50' 26" W 60.22 feet.

Thence S 89° 09' 07" E 41.81 feet, in East Lincoln Way and along the south line of Bendon, to a record railroad spike.

Thence S 86° 36' 50" E 266.71 feet, in East Lincoln Way and along the south line of Gabriel and Rachel Wengerd as described in official record volume 953, page 1685, to a record railroad spike on the west line of Yvonne F. Butler as described in official record volume 54, page 151 and official record volume 875, page 1871 – witnessed by a one inch diameter steel reference pipe found S 01° 10' 09" W 31.48 feet.

Thence S 01° 10' 09" W 331.32 feet, along the west line of Butler, to a capped pin marked "SJL" found at the southwest corner thereof.

Thence N 83° 17' 08" W 11.35 feet to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following EIGHT courses:

- 1) **S 83° 17' 08" E 297.08 feet**, in part along the south line of said Butler and the extension thereof, to a capped pin set on the south line of Clinton J. Harris and Joseph Curie as described in official record volume 953, page 4160.
- 2) **S 21° 26' 25" W 148.92 feet** to capped pin set.
- 3) **S 51° 33' 22" W 96.70 feet** to a capped pin set.
- 4) **S 10° 25' 32" W 160.44 feet** to a point.

- 5) N 82° 26' 23" W 181.70 feet to a point.
- 6) N 05° 10' 37" E 65.79 feet to a capped pin set.
- 7) N 13° 40' 29" E 133.16 feet to a capped pin set.
- 8) N 02° 16' 48" E 172.59 feet to the **Point of Beginning**.

This parcel contains 1.912 acres and has no frontage on any public way.

Prior Instrument: official record volume 946, page 4633.

Permanent Parcel #: part of 55-00016.003.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July of 2023, on behalf of R.W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume XX page 583

All bearings are related and common with record survey OO-332.

All capped pins, both set and found, are 5/8 inch diameter solid steel rods with identification caps marked "GASBARRE WOOSTER, OHIO" unless otherwise noted.

 7/26/23

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

0.382 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **northeast quarter of Section 12, T-15N, R-13W.**

Being part of the land described in a deed to **Leroy B. Foster and Shannon L. Foster Co-Trustees** or **any Successor Trustee of the Foster Family Trust Dated December 17, 2021** recorded in official record volume 935, page 2107 of the Wayne County records.

Described as follows:

Commencing at a granite stone monument marking the center of Section 12.

Thence S 88° 14' 20" E 600.45 feet, along the south line of the quarter section, to a record iron monument.

Thence N 02° 50' 26" E 1550.98 feet, along the east line of JRB Holdings, LLC as described in official record volume 359, page 1476, to a record railroad spike in East Lincoln Way (County Road 30-A) on the south line of Christopher and Megan Bendon as described in official record volume 912, page 3669 – witnessed by a record iron reference monument S 02° 50' 26" W 60.22 feet.

Thence S 89° 09' 07" E 41.81 feet, in East Lincoln Way and along the south line of Bendon, to a record railroad spike.

Thence S 86° 36' 50" E 266.71 feet, in East Lincoln Way and along the south line of Gabriel and Rachel Wengerd as described in official record volume 953, page 1685, to a record railroad spike on the west line of Yvonne F. Butler as described in official record volume 54, page 151 and official record volume 875, page 1871 – witnessed by a one inch diameter steel reference pipe found S 01° 10' 09" W 31.48 feet.

Thence S 01° 10' 09" W 331.32 feet, along the west line of Butler, to a capped pin marked "SJL" found at the southwest corner thereof.

Thence N 83° 17' 08" W 11.35 feet to a capped pin set.

Thence S 2° 16' 48" W 172.59 feet to a capped pin set.

Thence S 13° 40' 29" W 133.16 feet to a capped pin set.

Thence S 5° 10' 37" W 65.79 feet to the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) **S 82° 26' 23" W 181.70 feet** to a point.
- 2) **S 10° 25' 32" W 94.42 feet** to capped pin set.

3) N 82° 03' 15" W 173.11 feet to a capped pin set.

4) N 05° 10' 37" E 93.22 feet to the **Point of Beginning**.

This parcel contains 0.382 acres and has no frontage on any public way.

Prior Instrument: official record volume 935, page 2107.

Permanent Parcel #: part of 55-00016.000.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July of 2023, on behalf of R. W. Gasbarre & Associates, Inc.

A copy of that survey is on file at the Wayne County map office. See survey volume XX, page 583

All bearings are related and common with record survey OO-332.

All capped pins, both set and found, are 5/8 inch diameter solid steel rods with identification caps marked "GASBARRE WOOSTER, OHIO" unless otherwise noted.

 7/26/23

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

42.788 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **northeast quarter of Section 12, T-15N, R-13W.**

Being part of the land described in deeds to **Leroy B. Foster and Shannon L. Foster Co-Trustees** or **any Successor Trustee of the Foster Family Trust Dated December 17, 2021** recorded in official record volume 935, page 2107 and official record volume 946, page 4633 of the Wayne County records.

Described as follows:

Commencing at a granite stone monument marking the center of Section 12.

Thence S 88° 14' 20" E 600.45 feet, along the south line of the quarter section, to a record iron monument at the **Point of Beginning** for the parcel herein described.

Thence with the following TWENTY-TWO courses:

- 1) **N 02° 50' 26" E 1550.98 feet**, along the east line of JRB Holdings, LLC as described in official record volume 359, page 1476, to a record railroad spike in East Lincoln Way (County Road 30-A) on the south line of Christopher and Megan Bendon as described in official record volume 912, page 3669 – witnessed by a record iron reference monument S 02° 50' 26" W 60.22 feet.
- 2) **S 89° 09' 07" E 41.81 feet**, in East Lincoln Way and along the south line of Bendon, to a record railroad spike.
- 3) **S 86° 36' 50" E 266.71 feet**, in East Lincoln Way and along the south line of Gabriel and Rachel Wengerd as described in official record volume 953, page 1685, to a record railroad spike on the west line of Yvonne F. Butler as described in official record volume 54, page 151 and official record volume 875, page 1871 – witnessed by a one inch diameter steel reference pipe found S 01° 10' 09" W 31.48 feet.
- 4) **S 01° 10' 09" W 331.32 feet**, along the west line of Butler, to a capped pin marked "SJL" found at the southwest corner thereof.
- 5) **N 83° 17' 08" W 11.35 feet** to a capped pin set at the northwest corner of a 2.294 acre parcel.

The following SEVEN courses (courses 6 through 12) follow the lines of the 2.294 acre parcel

- 6) **S 02° 16' 48" W 172.59 feet** to a capped pin set.
- 7) **S 13° 40' 29" W 133.16 feet** to a capped pin set.
- 8) **S 05° 10' 37" W 159.01 feet** to a capped pin set.
- 9) **S 82° 03' 15" E 173.11 feet** to a capped pin set.

- 10) **N 10° 25' 32" E 254.86 feet** to a capped pin set.
- 11) **N 51° 33' 22" E 96.70 feet** to a capped pin set.
- 12) **N 21° 26' 25" E 148.92 feet** to capped pin set on the south line of Clinton Harris and Joseph Curie as described in official record volume 953, page 4160.
- 13) **S 83° 17' 08" E 87.41 feet**, along the south line of Harris and Curie, to the southwest corner of SJD Enterprises Inc. as described in official record volume 595, page 13 – witnessed by a capped reference pin found N 83°17' 08" W 14.00 feet.
- 14) **S 83° 19' 25" E 324.19 feet**, along the south line of SJD Enterprises Inc., to a one inch diameter crimped steel pipe found at the southwest corner of Charles G. and Diane M. Underwood as described in official record volume 830, page 2327.
- 15) **S 83° 13' 07" E 145.92 feet**, along the southerly line of Underwood, to a one inch diameter crimped steel pipe found.
- 16) **S 66° 58' 16" E 409.11 feet**, along the southerly line of Underwood, to a one inch diameter steel pipe found.
- 17) **S 12° 05' 41" E 215.68 feet**, along the westerly line of Charles G. and Diane M. Underwood as described in official record volume 830, page 2325, to a record iron monument.
- 18) **S 29° 06' 44" E 87.80 feet**, along the westerly line of Underwood, to a record iron monument at the northerly corner of Alice C. Trivette as described in deed volume 636, page 718 and deed volume 706, page 406.
- 19) **S 26° 43' 51" W 231.30 feet**, along the westerly line of Trivette, to a record iron monument.
- 20) **S 29° 06' 44" E 227.59 feet**, along the westerly line of Trivette, to a record iron monument at the southerly corner thereof.
- 21) **S 05° 01' 29" W 302.05 feet**, along the westerly line of Alice C. Trivette as described in deed volume 540, page 103 and deed volume 706, page 406, to a record iron monument on the south line of the quarter section.
- 22) **N 88° 14' 20" W 1661.07 feet**, along the south line of the quarter section, to the **Point of Beginning**.

This parcel contains 42.788 acres.

This parcel is subject to the 30 feet wide easement described in official record volume ____, page ____ and benefitted by the 60 feet wide easement described in official record volume ____, page ____.

Prior Instrument: official record volume 935, page 2107 and official record volume 946, page 4633.

Permanent Parcel #: all of 55-00016.000.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July of 2023, on behalf of R.W. Gasbarre & Associates, Inc.

A copy of that survey is on file at the Wayne County map office. See survey volume XX, page 583

All bearings are related and common with record survey OO-332.

All capped pins, both set and found, are 5/8 inch diameter solid steel rods with identification caps marked "GASBARRE WOOSTER, OHIO" unless otherwise noted.

 7/26/23

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

2.294 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **northeast quarter of Section 12, T-15N, R-13W.**

Being part of the land described in deeds to **Leroy B. Foster and Shannon L. Foster Co-Trustees or any Successor Trustee of the Foster Family Trust Dated December 17, 2021** recorded in official record volume 935, page 2107 and official record volume 946, page 4633 of the Wayne County records.

Described as follows:

Commencing at a granite stone monument marking the center of Section 12.

Thence S 88° 14' 20" E 600.45 feet, along the south line of the quarter section, to a record iron monument.

Thence N 02° 50' 26" E 1550.98 feet, along the east line of JRB Holdings, LLC as described in official record volume 359, page 1476, to a record railroad spike in East Lincoln Way (County Road 30-A) on the south line of Christopher and Megan Bendon as described in official record volume 912, page 3669 – witnessed by a record iron reference monument S 02° 50' 26" W 60.22 feet.

Thence S 89° 09' 07" E 41.81 feet, in East Lincoln Way and along the south line of Bendon, to a record railroad spike.

Thence S 86° 36' 50" E 266.71 feet, in East Lincoln Way and along the south line of Gabriel and Rachel Wengerd as described in official record volume 953, page 1685, to a record railroad spike on the west line of Yvonne F. Butler as described in official record volume 54, page 151 and official record volume 875, page 1871 – witnessed by a one inch diameter steel reference pipe found S 01° 10' 09" W 31.48 feet.

Thence S 01° 10' 09" W 331.32 feet, along the west line of Butler, to a capped pin marked "SJL" found at the southwest corner thereof.

Thence N 83° 17' 08" W 11.35 feet to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following TEN courses:

- 1) **S 83° 17' 08" E 297.08 feet**, in part along the south line of said Butler and the extension thereof, to a capped pin set on the south line of Clinton J. Harris and Joseph Curie as described in official record volume 953, page 4160.
- 2) **S 21° 26' 25" W 148.92 feet** to capped pin set.
- 3) **S 51° 33' 22" W 96.70 feet** to a capped pin set.
- 4) **S 10° 25' 32" W 254.86 feet** to a capped pin set.

- 5) N 82° 03' 15" W 173.11 feet to a capped pin set.
- 6) N 05° 10' 37" E 159.01 feet to a capped pin set.
- 7) N 13° 40' 29" E 133.16 feet to a capped pin set.
- 8) N 02° 16' 48" E 172.59 feet to the **Point of Beginning**.

This parcel contains 2.294 acres and has no frontage on any public way.

This parcel is benefited by the 30 feet wide easement described in official record volume ____, page ____ and subject to the 60 feet wide easement described in official record volume ____, page ____.

Prior Instrument: official record volume 935, page 2107 and official record volume 946, page 4633.

Permanent Parcel #: part of 55-00016.003 and part of 55-00016.000.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July of 2023, on behalf of R.W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume XX, page 583

All bearings are related and common with record survey OO-332.

All capped pins, both set and found, are 5/8 inch diameter solid steel rods with identification caps marked "GASBARRE WOOSTER, OHIO" unless otherwise noted.

Edward A. Gasbarre 7/26/23
Edward A. Gasbarre, P.S. 7036

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30 Feet Wide Easement Description

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **northeast quarter of Section 12, T-15N, R-13W.**

Being part of the land described in deeds to **Leroy B. Foster and Shannon L. Foster Co-Trustees or any Successor Trustee of the Foster Family Trust Dated December 17, 2021** recorded in official record volume 935, page 2107 and official record volume 946, page 4633 of the Wayne County records.

Described as follows:

Commencing at a granite stone monument marking the center of Section 12.

Thence S 88° 14' 20" E 600.45 feet, along the south line of the quarter section, to a record iron monument.

Thence N 02° 50' 26" E 1550.98 feet, along the east line of JRB Holdings, LLC as described in official record volume 359, page 1476, to a record railroad spike in East Lincoln Way (County Road 30-A) on the south line of Christopher and Megan Bendon as described in official record volume 912, page 3669 – witnessed by a record iron reference monument S 02° 50' 26" W 60.22 feet.

Thence S 89° 09' 07" E 41.81 feet, in East Lincoln Way and along the south line of Bendon, to a record railroad spike.

Thence S 86° 36' 50" E 266.71 feet, in East Lincoln Way and along the south line of Gabriel and Rachel Wengerd as described in official record volume 953, page 1685, to a record railroad spike on the west line of Yvonne F. Butler as described in official record volume 54, page 151 and official record volume 875, page 1871, the **Point of Beginning** for the easement herein described – witnessed by a one inch diameter steel reference pipe found S 01° 10' 09" W 31.48 feet.

Thence with the following TWELVE courses:

- 1) **S 01° 10' 09" W 331.32 feet**, along the west line of Butler, to a capped pin marked "SJL" found at the southwest corner thereof.
- 2) **N 83° 17' 08" W 11.35 feet** to a capped pin set at the northwest corner of a 2.294 acre parcel.
- 3) **S 02° 16' 48" W 172.59 feet**, along the westerly line of the 2.294 acre parcel, to a capped pin set.
- 4) **S 13° 40' 29" W 133.16 feet**, along the westerly line of the 2.294 acre parcel, to capped pin set.
- 5) **S 05° 10' 37" W 159.01 feet**, along the westerly line of the 2.294 acre parcel, to capped pin set at the southwest corner thereof.
- 6) **N 82° 03' 15" W 30.04 feet** to a point.

- 7) **N 05° 10' 37" E 159.78 feet**, 30.00 feet west of and parallel with the westerly line of the 2.294 acre parcel, to a point.
- 8) **N 13° 40' 29" E 132.40 feet**, 30.00 feet west of and parallel with the westerly line of the 2.294 acre parcel, to a point.
- 9) **N 02° 16' 48" E 199.59 feet**, 30.00 feet west of and parallel with the westerly line of the 2.294 acre parcel, to a point.
- 10) **S 88° 49' 51" E 10.71 feet** to a point.
- 11) **N 01° 10' 09" E 300.81 feet**, 30.00 feet west of and parallel with the westerly line of said Butler, to a point in East Lincoln Way and on the south line of Gabriel and Rachel Wengerd as described in official record volume 953, page 1685.
- 12) **S 86° 36' 50" E 30.02 feet**, in East Lincoln Way and along the south line of Wengerd, to the **Point of Beginning**.

Prior Instrument: official record volume 935, page 2107 and official record volume 946, page 4633.

Permanent Parcel #: part of 55-00016.000 part of 55-00016.003.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July of 2023, on behalf of R. W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume ~~XX~~, page ~~583~~.

All bearings are related and common with record survey OO-332.

All capped pins, both set and found, are 5/8 inch diameter solid steel rods with identification caps marked "GASBARRE WOOSTER, OHIO" unless otherwise noted.

 7/26/23

Edward A. Gasbarre, P.S. 7036

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