

BOUNDARY DESCRIPTION
7.940 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southwest quarter of Section 16, T-14N, R-13W.**

Being part of the land described in a deed to **EJM Holdings, LLC** recorded in official record volume 929, page 2607 of the Wayne County records.

Described as follows:

Beginning at a stone monument found marking the center of Section 16.

Thence with the following **TWENTY** courses:

1) **S 00° 38' 35" E 1309.61 feet**, along the east line of the quarter section, to a capped pin found in Munson Road (Township Road 210) – witnessed by a capped reference pin set **N 00° 38' 35" W 218.71 feet** and a capped pin marked "Rudolph 6449" found **N 71° 39' 16" E 6.39 feet.**

2) **N 85° 47' 25" W 324.27 feet**, in Munson Road, to the centerline of the of the Savage Run.

The following **SEVENTEEN** courses (courses 3 through 19) follow the centerline of the Savage Run and the meanderings thereof.

3) **N 04° 25' 24" E 66.79 feet.**

4) **N 23° 00' 50" E 84.69 feet.**

5) **N 06° 20' 31" E 120.57 feet.**

6) **N 15° 19' 14" W 125.15 feet.**

7) **N 01° 33' 41" E 57.16 feet.**

8) **N 13° 07' 02" E 57.42 feet.**

9) **N 41° 42' 10" E 55.65 feet.**

10) **N 07° 40' 00" E 114.09 feet.**

11) **N 02° 05' 27" W 165.40 feet.**

- 12) N 22° 16' 19" W 90.97 feet.
- 13) N 09° 52' 54" W 55.38 feet.
- 14) N 03° 55' 32" W 55.05 feet.
- 15) N 28° 12' 15" E 17.71 feet.
- 16) N 51° 24' 29" E 36.05 feet.
- 17) N 62° 12' 06" E 27.43 feet.
- 18) N 00° 58' 03" W 52.00 feet.
- 19) N 20° 48' 14" W 193.52 feet to the north line of the quarter section.
- 20) S 88° 02' 38" E 286.10 feet, along the north line of the quarter section, to the **Point of Beginning**.

This parcel contains 7.940 acres and is benefited by the driveway easement described in official record 929, page 2602.

Prior Instrument: official record volume 929, page 2607.

Permanent Parcel #: part of 30-00279.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May of 2024, 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 ~~817~~

All bearings are related and common with record survey XX-36.

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, P.S. 7036



EJM Holdings Closure Report 224028

Lot Closure Report - Lot : 7.940 Ac

file- H:\ADAT4\AJOB5\2K24\job028\224028.msj\lc_7.940 Ac.txt
 Friday, April 19, 2024, 9:54:35a.m.

Starting location (North, East) = (4528.627, 8931.000)

(In the table below, the Length of Curves refers to the chord length.
 and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S00°38'35"E	1309.610	No	3219.099	8945.698
2	Line	N85°47'25"W	324.270	No	3242.903	8622.303
3	Line	N04°25'24"E	66.790	No	3309.494	8627.454
4	Line	N23°00'50"E	84.690	No	3387.444	8660.564
5	Line	N06°20'31"E	120.570	No	3507.276	8673.882
6	Line	N15°19'14"W	125.150	No	3627.978	8640.815
7	Line	N01°33'41"E	57.160	No	3685.117	8642.373
8	Line	N13°07'02"E	57.420	No	3741.039	8655.404
9	Line	N41°42'10"E	55.650	No	3782.588	8692.426
10	Line	N07°40'00"E	114.090	No	3895.658	8707.647
11	Line	N02°05'27"W	165.400	No	4060.948	8701.612
12	Line	N22°16'19"W	90.970	No	4145.131	8667.134
13	Line	N09°52'54"W	55.380	No	4199.689	8657.630
14	Line	N03°55'32"W	55.050	No	4254.610	8653.862
15	Line	N28°12'15"E	17.710	No	4270.217	8662.232
16	Line	N51°24'29"E	36.050	No	4292.704	8690.409
17	Line	N62°12'06"E	27.430	No	4305.496	8714.673
18	Line	N00°58'03"W	52.000	No	4357.489	8713.795
19	Line	N20°48'14"W	193.520	No	4538.392	8645.062
20	Line	S88°02'38"E	286.100	No	4528.626	8930.996

Ending location (North, East) = (4528.626, 8930.996)

Total Distance : 3295.010
 Total Traverse Stations : 21
 Misclosure Direction : N81°15'59"E (from ending location to starting location)
 Misclosure Distance : 0.004
 Error of Closure : 1:776281.8
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 345871.615 sq. ft. (straight segment added to close
 traverse)

= 7.940120 Acres