

BOUNDARY DESCRIPTION
0.876 Acres

Situated in the State of Ohio, County of Wayne, Township of Baughman in the northeast quarter of Section 1, T-17N, R-11W.

Being part of the land described in a deed to Rachel Fox, Mark Fox and Ruth Fox recorded in deed volume 669, page 164 of the Wayne County records.

Described as follows:

Beginning at a capped pin marked "Connery" found at the northwest corner of Lot 1 of the Fox Allotment recorded in plat volume 18, page 228.

Thence with the following FIVE courses:

- 1) S 1° 00' 02" W 221.83 feet, along the west line of Lot 1, to a 5/8 inch diameter steel pin found.
- 2) S 88° 59' 32" E 133.96 feet, along the south line of Lot 1, to a 5/8 inch diameter steel pin found at the northwest corner of Lot 2.
- 3) S 77° 44' 39" W 291.80 feet to a capped pin set.
- 4) N 8° 27' 17" E 305.79 feet to a capped pin set.
- 5) S 81° 32' 43" E 111.33 feet to the Point of Beginning.

This parcel contains 0.876 acres and has no frontage on any public way.

Prior Instrument: deed volume 669, page 164.
Permanent Parcel #: part of 03-00036.003

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 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 851

All bearings are related and common with Plat Volume 22, Page 203.
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.

 4/22/24

Edward A. Gasbarre, P.S. 7036 H:\ADAT4\AJOB5\2K23\Job152\Fox_0.876Acres_Legal.docx



BOUNDARY DESCRIPTION
6.097 Acres

Situated in the State of Ohio, County of Wayne, **Township of Baughman** in the **northeast quarter of Section 1, T-17N, R-11W.**

Being part of the land described in a deed to **Rachel Fox, Mark Fox and Ruth Fox** recorded in deed volume 669, page 164 of the Wayne County records.

Described as follows:

Commencing at a solid steel pin found on the line between Wayne County and Stark County in the intersection Fulton Road (County Road 27) and Deerfield Avenue (Wayne County Road 103) marking the southeast corner of the northeast quarter of Section 1.

Thence N 0° 55' 00" E 1453.73 feet, along the county line and in Deerfield Avenue, to a point – witnessed by a 5/8 inch diameter steel pin found N 81° 32' 43" W 30.36 feet.

Thence N 81° 32' 43" W 1332.10 feet, in part along the north line of Lot 1 of the Fox Allotment recorded in plat volume 18, page 228, to a capped pin set on the east line of Rupp Construction, Inc. as described in official record volume 386, page 181.

Thence S 1° 15' 52" W 322.30 feet, along the east line of Rupp Construction, Inc. – to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FIVE courses:

- 1) **S 82° 31' 26" E 818.31 feet** to a capped pin set.
- 2) **N 77° 44' 39" E 291.80 feet** to a 5/8 inch diameter steel pin found at the northwest corner of Lot 2 of the Fox Allotment recorded in plat volume 18, page 228.
- 3) **S 0° 58' 26" W 266.77 feet** to a 5/8 inch diameter steel pin found at the southwest corner of Lot 2.
- 4) **N 88° 54' 43" W 1098.58 feet**, along the north line of Dinese Dross as described in official record volume 945, page 2956 and the extension thereof, to a capped pin set on the east line of said Rupp Construction, Inc.
- 5) **N 1° 15' 52" E 290.47 feet**, along the east line of Rupp Construction, Inc., to the **Point of Beginning**.

This parcel contains 6.097 acres, has no frontage on any public way and is benefitted by the Access Easement described in official record volume ____, page ____.

Prior Instrument: deed volume 669, page 164.

Permanent Parcel #: part of 03-00036.003

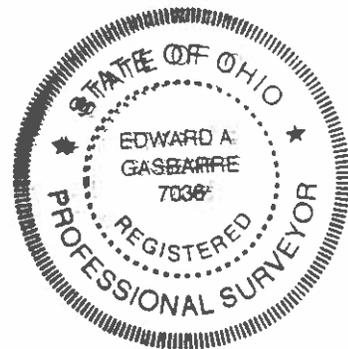
This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 2024, on behalf of R.W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume XX, page 851

All bearings are related and common with Plat Volume 22, Page 203.

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

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BOUNDARY DESCRIPTION
6.023 Acres

Situated in the State of Ohio, County of Wayne, **Township of Baughman** in the **northeast quarter of Section 1, T-17N, R-11W.**

Being part of the land described in a deed to **Rachel Fox, Mark Fox and Ruth Fox** recorded in deed volume 669, page 164 of the Wayne County records.

Described as follows:

Commencing at a solid steel pin found on the line between Wayne County and Stark County in the intersection Fulton Road (County Road 27) and Deerfield Avenue (Wayne County Road 103) marking the southeast corner of the northeast quarter of Section 1.

Thence N 0° 55' 00" E 1453.73 feet, along the county line and in Deerfield Avenue, to a point – witnessed by a 5/8 inch diameter steel pin found N 81° 32' 43" W 30.36 feet.

Thence N 81° 32' 43" W 1332.10 feet, in part along the north line of Lot 1 of the Fox Allotment recorded in plat volume 18, page 228, to a capped pin set on the east line of Rupp Construction, Inc. as described in official record volume 386, page 181 – the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) **S 81° 32' 43" E 858.53 feet** to a capped pin set.
- 2) **S 8° 27' 17" W 305.79 feet** to a capped pin set.
- 3) **N 82° 31' 26" W 818.31 feet** to a capped pin set on the east line of said Rupp Construction, Inc.
- 4) **N 1° 15' 52" E 322.30 feet**, along the east line of Rupp Construction, Inc., to the **Point of Beginning**.

This parcel contains 6.023 acres, has no frontage on any public way and is subject to and benefitted by, the Access Easement described in official record volume ____, page ____.

Prior Instrument: deed volume 669, page 164.

Permanent Parcel #: part of 03-00036.003

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 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 851

All bearings are related and common with Plat Volume 22, Page 203.

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

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BOUNDARY DESCRIPTION

6.374 Acres

Situated in the State of Ohio, County of Wayne, **Township of Baughman** in the **northeast quarter of Section 1, T-17N, R-11W.**

Being part of the land described in a deed to **Rachel Fox, Mark Fox and Ruth Fox** recorded in deed volume 669, page 164 of the Wayne County records.

Described as follows:

Commencing at a solid steel pin found on the line between Wayne County and Stark County in the intersection Fulton Road (County Road 27) and Deerfield Avenue (Wayne County Road 103) marking the southeast corner of the northeast quarter of Section 1.

Thence N 0° 55' 00" E 1453.73 feet, along the county line and in Deerfield Avenue, to the **Point of Beginning** for the parcel herein described – witnessed by a 5/8 inch diameter steel pin found N 81° 32' 43" W 30.36 feet

Thence with the following SIX courses:

- 1) **N 81° 32' 43" W 1332.10 feet**, in part along the north line of Lot 1 of the Fox Allotment recorded in plat volume 18, page 228 and the north line of a 6.023 acre parcel, to a capped pin set on the east line of Rupp Construction, Inc as described in official record volume 386, page 181.
- 2) **N 1° 15' 52" E 333.11 feet**, along the east line of Rupp Construction, Inc., to the southwest corner of Donald E. Johnson, Jr. and Ida Irene Johnson as described in official record volume 946, page 2428 – witnessed by a capped pin marked "McCullough Corp." found S 80° 12' 50" E 3.63 feet.
- 3) **S 80° 12' 50" E 757.33 feet**, along a southerly line of Johnson, to a 5/8 inch diameter steel pin found at the northwest corner of Michael P. and Rachel A. Hirschfelt as described in official record volume 834, page 1145 and official record volume 836, page 879.
- 4) **S 0° 55' 00" W 255.10 feet**, along the west line of Hirschfelt and the extension thereof, to a capped pin set at the southwest corner of Lot 11 of the Fox Allotment No.2 recorded in plat volume 22, page 203.
- 5) **S 81° 32' 43" E 575.26 feet**, along the south line of Lot 11 and the extension thereof, to a point on the east line of the quarter section – witnessed by a 5/8 inch diameter steel pin found N 81° 32' 43" W 30.26 feet.

- 6) **S 0° 55' 00" W 60.52 feet**, along the east line of the quarter section and the county line, to the **Point of Beginning**.

This parcel contains 6.374 acres and is subject to the Access Easement described in official record volume ___, page ___.

Prior Instrument: deed volume 669, page 164.

Permanent Parcel #: part of 03-00036.003

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 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 851

All bearings are related and common with Plat Volume 22, Page 203.

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



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BOUNDARY DESCRIPTION
Access Easement

Situated in the State of Ohio, County of Wayne, **Township of Baughman** in the **northeast quarter of Section 1, T-17N, R-11W.**

Being part of the land described in a deed to **Rachel Fox, Mark Fox and Ruth Fox** recorded in deed volume 669, page 164 of the Wayne County records.

Described as follows:

Commencing at a solid steel pin found on the line between Wayne County and Stark County in the intersection Fulton Road (County Road 27) and Deerfield Avenue (Wayne County Road 103) marking the southeast corner of the northeast quarter of Section 1.

Thence N 0° 55' 00" E 1453.73 feet, along the county line and in Deerfield Avenue, to the **Point of Beginning** for the easement herein described – witnessed by a 5/8 inch diameter steel pin found N 81° 32' 43" W 30.36 feet

Thence with the following SIX courses:

- 1) **N 81° 32' 43" W 1271.63 feet**, in part along the north line of Lot 1 of the Fox Allotment recorded in plat volume 18, page 228 and the north line of a 6.023 acre parcel, to a point.
- 2) **S 1° 15' 52" W 321.26 feet** to a point on a northerly line of a 6.097 acre parcel.
- 3) **N 82° 31' 26" W 60.35 feet**, along a northerly line of the 6.097 acre parcel, to a capped pin set on the east line of Rupp Construction, Inc. as described in official record volume 386, page 181.
- 4) **N 1° 15' 52" E 382.78 feet**, along the east line of Rupp Construction, Inc., to a point.
- 5) **S 81° 32' 43" E 1331.73 feet**, in part along the south line of Lot 11 of the Fox Allotment No. 2 recorded in plat volume 22, page 203 and the extension thereof, to a point on the east line of the quarter section – witnessed by a 5/8 inch diameter steel pin found N 81° 32' 43" W 30.26 feet.
- 6) **S 0° 55' 00" W 60.52 feet**, along the east line of the quarter section and the county line, to the **Point of Beginning.**

Prior Instrument: deed volume 669, page 164.

Permanent Parcel #: part of 03-00036.003

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 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 851

All bearings are related and common with Plat Volume 22, Page 203.

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

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Lot Closure Report - Lot : easement

Fox Allotment No. 3 223152

file- H:\ADAT4\AJOB5\2K23\Job152\223152.msj\lc_easement.txt

Friday, March 15, 2024, 2:45:59p.m.

Starting location (North, East) = (5377.634, 697.048)

(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	N81°32'43"W	1271.630	No	5564.598	-560.762
2	Line	S01°15'54"W	321.260	No	5243.417	-567.855
3	Line	N82°31'25"W	60.350	No	5251.269	-627.692
4	Line	N01°15'52"E	382.780	No	5633.956	-619.245
5	Line	S81°32'43"E	1331.730	No	5438.155	698.012
6	Line	S00°55'00"W	60.520	No	5377.643	697.044

Ending location (North, East) = (5377.643, 697.044)

Total Distance : 3428.270
Total Traverse Stations : 7
Misclosure Direction : S23°01'08"E (from ending location to starting location)
Misclosure Distance : 0.010
Error of Closure : 1:348228.6
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 99227.957 sq. ft. (straight segment added to close traverse)
= 2.277960 Acres

Lot Closure Report - Lot : Middle Parcel

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N01°15'52"E	322.300	No	5573.491	-620.579
2	Line	S81°32'43"E	858.530	No	5447.263	228.620
3	Line	S08°27'17"W	305.790	No	5144.796	183.661
4	Line	N82°31'26"W	818.310	No	5251.269	-627.693

Ending location (North, East) = (5251.269, -627.693)

Total Distance : 2304.930
Total Traverse Stations : 5
Misclosure Direction : N72°28'35"E (from ending location to starting location)
Misclosure Distance : 0.001
Error of Closure : 1:1613470.4
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 262361.411 sq. ft. (straight segment added to close traverse)
= 6.022989 Acres

Lot Closure Report - Lot : South Parcel

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S82°31'26"E	818.310	No	5144.796	183.661
2	Line	N77°44'39"E	291.800	No	5206.739	468.810
3	Line	S00°58'26"W	266.770	No	4940.007	464.276
4	Line	N88°54'43"W	1098.580	No	4960.868	-634.106
5	Line	N01°15'52"E	290.470	No	5251.268	-627.696

Ending location (North, East) = (5251.268, -627.696)

Total Distance : 2765.930
 Total Traverse Stations : 6
 Misclosure Direction : N64°39'48"E (from ending location to starting location)
 Misclosure Distance : 0.003
 Error of Closure : 1:855971.9
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 265580.711 sq. ft. (straight segment added to close traverse)
 = 6.096894 Acres

Lot Closure Report - Lot : North Parcel

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N01°15'52"E	333.110	No	5906.520	-613.229
2	Line	S80°12'50"E	757.330	No	5777.796	133.081
3	Line	S00°55'00"W	255.100	No	5522.729	129.000
4	Line	S81°32'43"E	575.260	No	5438.149	698.009
5	Line	S00°55'00"W	60.520	No	5377.637	697.040
6	Line	N81°32'43"W	1332.100	No	5573.493	-620.583

Ending location (North, East) = (5573.493, -620.583)

Total Distance : 3313.420
 Total Traverse Stations : 7
 Misclosure Direction : S60°02'13"E (from ending location to starting location)
 Misclosure Distance : 0.004
 Error of Closure : 1:850722.1
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 277662.059 sq. ft. (straight segment added to close traverse)
 = 6.374244 Acres

Lot Closure Report - Lot : Annex To Lot

file- H:\ADAT4\AJOB5\2K23\Job152\223152.msj\lc_AnnexToLot.txt
 Friday, March 15, 2024, 3:16:27p.m.

Starting location (North, East) = (5447.263, 228.620)

(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	S81°32'43"E	111.330	No	5430.895	338.741
2	Line	S01°00'02"W	221.830	No	5209.098	334.867
3	Line	S88°59'32"E	133.960	No	5206.742	468.806
4	Line	S77°44'39"W	291.800	No	5144.800	183.656
5	Line	N08°27'17"E	305.790	No	5447.267	228.616

Ending location (North, East) = (5447.267, 228.616)

Total Distance : 1064.710
 Total Traverse Stations : 6
 Misclosure Direction : S51°43'36"E (from ending location to starting location)
 Misclosure Distance : 0.006
 Error of Closure : 1:192823.3
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 38150.983 sq. ft. (straight segment added to close traverse)
 = 0.875826 Acres

Lot Closure Report - Lot : NewLot

file- H:\ADAT4\AJOB5\2K23\Job152\223152.msj\lc_NewLot.txt
 Friday, March 15, 2024, 3:18:46p.m.

Starting location (North, East) = (5447.263, 228.620)

(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	S81°32'43"E	443.200	No	5382.100	667.004
2	Line	S00°55'00"W	178.820	No	5203.303	664.143
3	Line	N88°59'32"W	195.360	No	5206.739	468.813
4	Line	S77°44'39"W	291.800	No	5144.797	183.664
5	Line	N08°27'17"E	305.790	No	5447.264	228.623

Ending location (North, East) = (5447.264, 228.623)

Total Distance : 1414.970
 Total Traverse Stations : 6
 Misclosure Direction : S80°01'06"W (from ending location to starting location)
 Misclosure Distance : 0.003
 Error of Closure : 1:499990.2
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 104093.448 sq. ft. (straight segment added to close traverse)
 = 2.389657 Acres