

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in August 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 ~~878~~

All bearings are related and common with record survey VV-56.

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 9/13/24

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
40.999 Acres

Situated in the State of Ohio, County of Wayne, **Township of Green** in the **southwest quarter of Section 35, T-17N, R-12W.**

Being part of the land described in a deed to **William E. Shoup, Trustee of the William E. Shoup Trust**, dated September 30, 1988 and **Dorothy M. Shoup, Trustee of the Dorothy M. Shoup Trust**, dated September 30, 1988 as recorded in official record volume 687, page 205 of the Wayne County records.

Described as follows:

Beginning at a stone monument found in Chippewa Road (Township Road 145) marking the northwest corner of the southwest quarter of Section 35 – witnessed by a 1-1/4 inch diameter steel reference pipe found S 88° 41' 17" W 29.82 feet and a capped reference pin found S 12° 19' W 0.42 feet.

Thence with the following **FOUR** courses:

- 1) **S 89° 52' 55" E 1324.10 feet**, along the north line of the quarter section, to a point in a ditch on the west line of a 41.5 acre tract described in a deed to Rose Marie Baab recorded in official record volume 854, page 1727 – witnessed by a capped reference pin set S 89° 52' 55" E 6.31 feet.
- 2) **S 01° 10' 21" W 1357.20 feet**, along the west line of the 41.5 acre tract, to the southwest corner thereof – witnessed by a capped reference pin set N 01° 10' 21" E 60.00 feet.
- 3) **N 89° 19' 02" W 1320.65 feet**, along the north line of Sugar Creek View Farms, LLC. as described in official record volume 473, page 764, to a point on the west line of the quarter section and in Chippewa Road – witnessed by a capped reference pin set S 89° 19' 02" E 15.20 feet.
- 4) **N 01° 01' 59" E 1344.13 feet**, along the west line of the quarter section and in Chippewa Road, to the **Point of Beginning**.

This parcel contains 40.999 acres and lies entirely within a known floodplain.

Prior Instrument: official record volume 687, page 205.

Permanent Parcel #: all of 31-00455.000

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 8/13/24

Edward A. Gasbarre, P.S. 7036

Shoup Closure Report 224043

Lot Closure Report - Lot : 40.999 Ac

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 Wednesday, July 31, 2024, 11:11:31a.m.

Starting location (North, East) = (400021.880, 2206264.015)

(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	N01°01'59"E	1344.130	No	401365.791	2206288.249
2	Line	S89°52'55"E	1324.100	No	401363.063	2207612.346
3	Line	S01°10'21"W	1357.200	No	400006.147	2207584.574
4	Line	N89°19'02"W	1320.650	No	400021.885	2206264.018

Ending location (North, East) = (400021.885, 2206264.018)

Total Distance : 5346.080
 Total Traverse Stations : 5
 Misclosure Direction : S30°01'03"W (from ending location to starting location)
 Misclosure Distance : 0.006
 Error of Closure : 1:946800.4
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 1785926.747 sq. ft. (straight segment added to close traverse)

= 40.999237 Acres

Lot Closure Report - Lot : 47.516 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N00°00'00"E	1724.780	No	403090.571	2206288.249
2	Curve	S77°55'50"E	1365.104	No	402805.132	2207623.177
ARC= 1368.179, RAD= 5889.130, DELTA= 13°18'40"						
BC_TO_RAD= N18°43'30"E						
RAD_TO_EC= S05°24'50"W						
SUBTRACT_ARC_AREA = 36142.980						
3	Line	S00°25'49"W	1442.110	No	401363.063	2207612.347
4	Line	N89°52'55"W	1324.100	No	401365.791	2206288.250

Ending location (North, East) = (401365.791, 2206288.250)

Total Distance : 5859.169
 Total Traverse Stations : 5
 Misclosure Direction : N73°23'02"W (from ending location to starting location)
 Misclosure Distance : 0.001
 Error of Closure : 1:5237964.6
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 2069821.368 sq. ft. (straight segment added to close traverse)

= 47.516560 Acres

Lot Closure Report - Lot : 27.990 Ac

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<u>Leg</u>	<u>Segment</u>	<u>Bearing</u>	<u>Length</u>	<u>Front</u>	<u>End_Northing</u>	<u>End_Easting</u>
1	Curve	N77°25'24"W	1369.549	No	403338.749	2206288.257
ARC= 1372.919, RAD= 5654.650, DELTA= 13°54'40"						
BC TO RAD= N05°37'16"E						
RAD TO EC= S19°31'56"W						
ADD_ARC_AREA = 38024.859						
2	Line	N00°00'00"E	729.310	No	404068.059	2206288.257
3	Line	N89°48'17"E	1344.450	No	404072.641	2207632.699
4	Line	S00°25'49"W	1032.140	No	403040.530	2207624.948

Ending location (North, East) = (403040.530, 2207624.948)

Total Distance : 4478.819
 Total Traverse Stations : 5
 Misclosure Direction : N34°10'03"W (from ending location to starting location)
 Misclosure Distance : 0.006
 Error of Closure : 1:725793.6
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 1219242.029 sq. ft. (straight segment added to close
 traverse)

= 27.989946 Acres