

27.990 Acres

Situated in the State of Ohio, County of Wayne, **Township of Green** in the **northwest 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 one inch diameter steel pin found in the intersection of Chippewa Road (Township Road 145) and Back Orrville Road (County Road 23) marking the northwest corner of the northwest quarter of Section 35.

Thence with the following FOUR courses:

- 1) **N 89° 48' 17" E 1344.45 feet**, along the north line of the quarter section and in Back Orrville Road, to the northwest corner of a 30.072 acre tract described in a deed to Rose Marie Baab recorded in official record volume 854, page 1727 – witnessed by a capped reference pin found S 00° 25' 49" W 25.00 feet.
- 2) **S 00° 25' 49" W 1032.14 feet**, along the west line of 30.072 acre tract and the extension thereof, to a capped pin set the northerly line of Conrail Railroad (Formerly the Pittsburgh, Ft. Wayne and Chicago Railway).
- 3) **Northwesterly**, along the north line of Conrail and with the arc of a curve concave to the northeast, a distance of 1372.93 feet to a point on the west line of the quarter section and in Chippewa Road – witnessed by a capped reference pin set S 70° 36' 18" E 21.94 feet.
The aforementioned curve has the following properties:

Central Angle = 13° 54' 40"	Chord Bearing = N 77° 25' 24" W
Radius = 5654.65 feet	Chord Distance = 1369.56 feet
- 4) **N 00° 00' 00" W 729.31 feet**, along the west line of the quarter section and in Chippewa Road, to the **Point of Beginning**.

This parcel contains 27.990 acres.

Prior Instrument: official record volume 687, page 205.

Permanent Parcel #: part of 31-00454.000

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.

 9/13/24

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
47.517 Acres

Situated in the State of Ohio, County of Wayne, **Township of Green** in the **northwest 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 southwest corner of the northwest 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) **N 00° 00' 00" W 1724.78 feet**, along the west line of the quarter section and in Chippewa Road, to a westerly corner of a 45.535 acre tract described in a deed to Rose Marie Baab recorded in official record volume 854, page 1727 – witnessed by a capped reference pin found S 71° 24' 47" E 41.86 feet.
- 2) **Southeasterly**, along a southerly line of the 45.535 acre tract and with the arc of a curve concave to the northeast, a distance of 1368.18 feet to a capped pin found.
The aforementioned curve has the following properties:

Central Angle = 13° 18' 40"	Chord Bearing = S 77° 55' 50" E
Radius = 5889.13 feet	Chord Distance = 1365.10 feet
- 3) **S 00° 25' 49" W 1442.11 feet**, along a westerly line of the 45.535 acre tract, to a point in a ditch on the south line of the quarter section – witnessed by a capped reference pin set S 89° 52' 55" E 6.31 feet.
- 4) **N 89° 52' 55" W 1324.10 feet**, along the south line of the quarter section, to the **Point of Beginning**.

This parcel contains 47.517 acres, a portion of which lies within a known floodplain.

Prior Instrument: official record volume 687, page 205.

Permanent Parcel #: part of 31-00454.000

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 8/13/24
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

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.

 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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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
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