

BOUNDARY DESCRIPTION

0.114 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southeast quarter of Section 25, T-15N, R-13W.**

Being part of the land described in a deed to **RCS Tree Farm LLC** recorded in official record volume 582, page 542 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter crimped steel pipe found in Tolbert Road (Township Road 167) marking the center of Section 25.

Thence S 86° 36' 00" E 747.70 feet, along the north line of the quarter section and in Tolbert Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 03° 26' 05" W 21.41 feet.

Thence with the following FOUR courses:

- 1) S 86° 36' 00" E 30.00 feet, along the north line of the quarter section and in Tolbert Road, to the northwest corner of Matthew R. and Shala A. Moretti as described in official record volume 886, page 331 – witnessed by a one inch diameter crimped steel reference pipe found S 03° 26' 05" W 30.04 feet.
- 2) S 03° 26' 05" W 164.92 feet, along the west line of Moretti, to a one inch diameter steel pipe found at the southwest corner thereof.
- 3) N 86° 35' 30" W 30.00 feet to a capped pin set.
- 4) N 03° 26' 05" E 164.91 feet to the **Point of Beginning**.

This parcel contains 0.114 acres.

Prior Instrument: official record volume 582, page 542.

Permanent Parcel #: part of 30-01482.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July 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 ~~900~~

All bearings are related and common with record survey TT-414.

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.

 7/23/24

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

0.114 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southeast quarter of Section 25, T-15N, R-13W.**

Being part of the land described in a deed to **Matthew R. and Shala A. Moretti** recorded in official record volume 886, page 331 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter crimped steel pipe found in Tolbert Road (Township Road 167) marking the center of Section 25.

Thence S 86° 36' 00" E 1113.70 feet, along the north line of the quarter section and in Tolbert Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 03° 43' 31" W 26.91 feet.

Thence with the following FOUR courses:

- 1) **S 86° 36' 00" E 30.00 feet**, along the north line of the quarter section and in Tolbert Road, to the northwest corner of William E. and Emma J. Maxwell, trustees as described in official record volume 965, page 2257 – witnessed by a capped reference pin set S 03° 43' 31" W 26.91 feet.
- 2) **S 03° 43' 31" W 164.98 feet**, along the west line of Maxwell, to a capped pin set at the southwest corner thereof.
- 3) **N 86° 35' 30" W 30.00 feet**, along a north line of RCS Tree Farm LLC as described in official record volume 582, page 542, to a capped pin set.
- 4) **N 03° 43' 31" E 164.97 feet** to the **Point of Beginning**.

This parcel contains 0.114 acres.

Prior Instrument: official record volume 886, page 331.

Permanent Parcel #: part of 30-00939.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July of 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 900

All bearings are related and common with record survey TT-414.

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.

 10/25/24
Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
17.327 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southeast quarter of Section 25, T-15N, R-13W.**

Being part of the land described in a deed to **RCS Tree Farm LLC** recorded in official record volume 582, page 542 and all of the land described in official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a one inch diameter crimped steel pipe found in Tolbert Road (Township Road 167) marking the center of Section 25.

Thence S 86° 36' 00" E 466.00 feet, along the north line of the quarter section and in Tolbert Road, to the northwest corner of RCS Tree Farm LLC, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 03° 10' 47" W 30.00 feet.

Thence with the following SIXTEEN courses:

- 1) **S 86° 36' 00" E 251.70 feet**, along the north line of the quarter section and in Tolbert Road, to a point – witnessed by a capped reference pin set S 03° 26' 05" W 21.41 feet.
- 2) **S 03° 26' 05" W 164.91 feet** to a capped pin set.
- 3) **S 86° 35' 30" E 395.16 feet**, in part along a south line of Matthew R. and Shala A Moretti described in official record volume 886, page 331, to a capped pin set.
- 4) **N 03° 43' 31" E 164.97 feet** to a point on the north line of the quarter section and in Tolbert Road – witnessed by a capped reference pin set S 03° 43' 31" W 26.91 feet.
- 5) **N 86° 36' 00" E 30.00 feet**, along the north line of the quarter section and in Tolbert Road, to the northwest corner of William E. and Emma J. Maxwell, trustees as described in official record volume 965, page 2257 – witnessed by a capped reference pin set S 03° 43' 31" W 26.91 feet.
- 6) **S 03° 43' 31" W 164.98 feet**, along the west line of Maxwell, to a capped pin set at the southwest corner thereof.
- 7) **S 86° 35' 30" E 132.00 feet**, along the south line of Maxwell, to a one inch diameter crimped steel pipe found on the west line of Sandra L. and William M. Crosby as described in official record volume 19, page 925.
- 8) **S 03° 08' 49" W 204.98 feet**, along the west line of Crosby, to a capped pin marked "Middleton 7045" found at the southwest corner thereof.

- 9) **S 86° 34' 37" E 257.62 feet**, along the south line of Crosby, to a capped pin marked "Middleton 7045" found on the west line of Sheldon S. Haudenschild as described in official record volume 901, page 4496.
- 10) **S 03° 22' 54" W 621.09 feet**, along the west line of Haudenschild, to a one inch diameter crimped steel pipe found on the north line of Helmut Dittrich and Julie Herberger Dittrich as described in official record volume 908, page 5391.
- 11) **N 86° 33' 26" W 845.66 feet**, along the north line of Dittrich and the extension thereof, to a capped pin set at the southeast corner of Lot 27 of the A and R Enterprises Plat recorded in plat volume 28, page 181.

The following FIVE courses (courses 12 through 16) follow the lines of Lot 27.

- 12) **N 03° 10' 47" E 180.00 feet** to a capped pin set.
- 13) **N 16° 53' 38" E 257.21 feet** to a capped pin set.
- 14) **N 03° 10' 47" E 60.81 feet** to a capped pin set.
- 15) **N 86° 36' 00" W 279.00 feet** to a capped pin set.
- 16) **N 03° 10' 47" E 499.62 feet** to the **Point of Beginning**.

This parcel contains 17.327 acres.

Prior Instrument: official record volume 582, page 542 and official record volume ____, page ____.

Permanent Parcel #: all of 30-01482.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July 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 900

All bearings are related and common with record survey TT-414.

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

1.498 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southeast quarter of Section 25, T-15N, R-13W.**

Being part of the land described in a deed to **Matthew R. and Shala A. Moretti** recorded in official record volume 886, page 331 and all of the land described in official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a one inch diameter crimped steel pipe found in Tolbert Road (Township Road 167) marking the center of Section 25.

Thence S 86° 36' 00" E 747.70 feet, along the north line of the quarter section and in Tolbert Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 03° 26' 05" W 21.41 feet.

Thence with the following FOUR courses:

- 1) **S 86° 36' 00" E 396.00 feet**, along the north line of the quarter section and in Tolbert Road, to a point – witnessed by a capped reference pin set S 03° 43' 31" W 26.91 feet.
- 2) **S 03° 43' 31" W 164.97 feet** to a capped pin set on a north line of RCS Tree Farm LLC as described in official record volume 582, page 542.
- 3) **N 86° 35' 30" W 395.16 feet**, along a north line of RCS Tree Farm LLC and the extension thereof, to a capped pin set.
- 4) **N 03° 26' 05" E 164.91 feet** to the **Point of Beginning**.

This parcel contains 1.498 acres.

Prior Instrument: official record volume 886, page 331 and official record volume ____, page ____.
Permanent Parcel #: all of 30-00940.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July of 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 900

All bearings are related and common with record survey TT-414.

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.

 10/25/24

Edward A. Gasbarre, P.S. 7036

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Moretti Closure Report 223149

Lot Closure Report - Lot : 17.327 Ac

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Friday, July 5, 2024, 11:36:42a.m.

Starting location (North, East) = (5041.580, 13500.034)

(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	S03°26'05"W	164.910	No	4876.966	13490.154
2	Line	S86°35'30"E	395.160	No	4853.473	13884.616
3	Line	N03°43'31"E	164.970	No	5018.095	13895.334
4	Line	S86°36'00"E	30.000	No	5016.316	13925.281
5	Line	S03°43'31"W	164.980	No	4851.684	13914.562
6	Line	S86°35'30"E	132.000	No	4843.837	14046.329
7	Line	S03°08'49"W	204.980	No	4639.166	14035.076
8	Line	S86°34'37"E	257.620	No	4623.784	14292.236
9	Line	S03°22'54"W	621.090	No	4003.775	14255.600
10	Line	N86°33'26"W	845.660	No	4054.559	13411.466
11	Line	N03°10'47"E	180.000	No	4234.281	13421.450
12	Line	N16°53'38"E	257.210	No	4480.391	13496.196
13	Line	N03°10'47"E	60.810	No	4541.108	13499.569
14	Line	N86°36'00"W	279.000	No	4557.654	13221.060
15	Line	N03°10'47"E	499.620	No	5056.505	13248.773
16	Line	S86°36'00"E	251.700	No	5041.578	13500.030

Ending location (North, East) = (5041.578, 13500.030)

Total Distance : 4509.710
Total Traverse Stations : 17
Misclosure Direction : N62°45'22"E (from ending location to starting location)
Misclosure Distance : 0.005
Error of Closure : 1:852245.0
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 754752.066 sq. ft. (straight segment added to close traverse)

= 17.326723 Acres

Lot Closure Report - Lot : 0.114 Ac Moretti

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S86°36'00"E	30.000	No	5039.801	13529.982
2	Line	S03°26'05"W	164.920	No	4875.177	13520.101
3	Line	N86°35'30"W	30.000	No	4876.961	13490.154
4	Line	N03°26'05"E	164.910	No	5041.574	13500.034

Ending location (North, East) = (5041.574, 13500.034)

Total Distance : 389.830
Total Traverse Stations : 5
Misclosure Direction : N03°27'30"E (from ending location to starting location)
Misclosure Distance : 0.006
Error of Closure : 1:69159.5
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 4947.534 sq. ft. (straight segment added to close traverse)

= 0.113580 Acres

Lot Closure Report - Lot : 1.498 Ac

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Leg	Segment	Bearing	Length	Front	End Northing	End Easting
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1	Line	S86°36'00"E	396.000	No	5018.095	13895.337
2	Line	S03°43'31"W	164.970	No	4853.473	13884.619
3	Line	N86°35'30"W	395.160	No	4876.966	13490.158
4	Line	N03°26'05"E	164.910	No	5041.580	13500.038

Ending location (North, East) = (5041.580, 13500.038)

Total Distance : 1121.040
 Total Traverse Stations : 5
 Misclosure Direction : N88°19'28"W (from ending location to starting location)
 Misclosure Distance : 0.003
 Error of Closure : 1:331024.3
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 65246.149 sq. ft. (straight segment added to close traverse)

= 1.497845 Acres

Lot Closure Report - Lot : 0.114 Ac RCS

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Leg	Segment	Bearing	Length	Front	End Northing	End Easting
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1	Line	S86°36'00"E	30.000	No	5016.316	13925.285
2	Line	S03°43'31"W	164.980	No	4851.684	13914.565
3	Line	N86°35'30"W	30.000	No	4853.468	13884.618
4	Line	N03°43'31"E	164.970	No	5018.089	13895.337

Ending location (North, East) = (5018.089, 13895.337)

Total Distance : 389.950
 Total Traverse Stations : 5
 Misclosure Direction : N03°58'26"E (from ending location to starting location)
 Misclosure Distance : 0.006
 Error of Closure : 1:69179.3
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 4949.259 sq. ft. (straight segment added to close traverse)

= 0.113619 Acres