

BOUNDARY DESCRIPTION
17.703 Acres

Situated in the State of Ohio, County of Wayne, **Township of Chester** in the **northeast quarter of Section 11, T-20N, R-14W.**

Being part of the land described in a deed to **Cynthia Lynn Crosby**, Successor Trustee of the Joseph Pozar, Jr. and Carra L. Pozar Trust dated July 18, 1994 recorded in official record volume 921, page 5453 of the Wayne County records.

Described as follows:

Beginning at a 1-1/4 inch diameter steel pipe found marking the northwest corner of the northeast quarter of Section 11.

Thence with the following SEVEN courses:

- 1) **N 89° 50' 40" E 376.41 feet**, along the north line of the quarter section, to a one inch diameter steel pipe found in Rice Hill Road (Township Road 124) – witnessed by a capped reference pin set **S 89° 50' 40" W 34.93 feet**.
- 2) **S 08° 34' 35" E 60.63 feet**, in Rice Hill Road and along a westerly line of Timberline Land Holdings, LLC as described in official record volume 902, page 4812, to a westerly corner thereof – witnessed by a capped reference pin marked "Purdy" found **N 89° 42' 59" E 30.33 feet**.
- 3) **S 11° 43' 10" E 706.78 feet**, in Rice Hill Road, to a mag-spike set at a point of curvature.
- 4) **Southeasterly**, in Rice Hill Road and with the arc of a curve to the right, a distance of 238.61 feet to a mag-spike set at a point of tangency.

The aforementioned curve has the following properties:

Central Angle = 15° 06' 16"

Chord Bearing = S 04° 10' 02" E

Radius = 905.12 feet

Chord Distance = 237.92 feet

- 5) **S 03° 23' 06" W 516.10 feet**, in Rice Hill Road, to a 3/4 inch diameter steel pipe found at an easterly corner of BTC Holdings, LLC as described in official record volume 796, page 312 – witnessed by a 5/8 inch diameter steel reference pin found **S 89° 54' 36" W 24.88 feet**.
- 6) **S 89° 54' 36" W 554.99 feet**, along a north line of BTC Holdings, LLC, to a point on the west line of the quarter section – witnessed by a 5/8 inch diameter steel pin found **N 89° 54' 36" E 0.29 feet**.

- 7) N 01° 29' 29" E 1504.84 feet, along the west line of the quarter section, to the **Point of Beginning**.

This parcel contains 17.703 acres.

Prior Instrument: official record volume 921, page 5453.

Permanent Parcel #: part of 10-00800.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in October 2024, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume XX, page 903.

All bearings are related and based on the grantors south line according to record survey WW-535.

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 10/30/24

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
40.959 Acres

Situated in the State of Ohio, County of Wayne, **Township of Chester** in the **northeast quarter of Section 11, T-20N, R-14W.**

Being part of the land described in a deed to **Cynthia Lynn Crosby**, Successor Trustee of the Joseph Pozar, Jr. and Carra L. Pozar Trust dated July 18, 1994 recorded in official record volume 921, page 5453 of the Wayne County records.

Described as follows:

Commencing at a 1-1/4 inch diameter steel pipe found marking the northwest corner of the northeast quarter of Section 11.

Thence N 89° 50' 40" E 376.41 feet, along the north line of the quarter section, to a one inch diameter steel pipe found in Rice Hill Road (Township Road 124) – witnessed by a capped reference pin set S 89° 50' 40" W 34.93 feet.

Thence S 08° 34' 35" E 60.63 feet, in Rice Hill Road and along a westerly line of Timberline Land Holdings, LLC as described in official record volume 902, page 4812, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin marked "Purdy" found N 89° 42' 59" E 30.33 feet.

Thence with the following THIRTEEN courses:

The following NINE courses (courses 1 through 9) follow the lines of Timberline Land Holdings, LLC.

- 1) N 89° 42' 59" E 890.76 feet to a 5/8 inch diameter steel pin found.
- 2) S 10° 43' 52" E 414.76 feet to a 5/8 inch diameter steel pin found.
- 3) S 57° 45' 23" E 54.42 feet to a 5/8 inch diameter steel pin found.
- 4) S 88° 18' 51" E 321.27 feet to a 5/8 inch diameter steel pin found.
- 5) S 15° 47' 24" E 339.85 feet to a capped pin marked "Purdy" found.
- 6) S 56° 19' 27" E 159.64 feet to a capped pin marked "Purdy" found.
- 7) S 05° 59' 02" E 323.63 feet to a capped pin marked "Purdy" found.

- 8) **S 81° 33' 11" W 235.03 feet** to a capped pin marked "Purdy" found.
- 9) **S 00° 39' 33" W 289.13 feet** to a capped pin marked "Purdy" found on the north line of Robert P. Brazis and Philip A. Brazis as described in deed volume 572, page 584.
- 10) **S 89° 54' 41" W 1231.57 feet**, along the north line of Brazis, to a 3/4 inch diameter steel pipe found in Rice Hill Road (Township Road 124) at a southeast corner of BTC Holdings, LLC as described in official record volume 627, page 361 – witnessed by a capped reference pin set N 89° 54' 41" E 22.00 feet.
- 11) **N 03° 23' 06" E 576.20 feet**, in Rice Hill Road, along the east line of BTC Holdings, LLC and the extension thereof, to a mag-spike set at a point the curvature.
- 12) **Northwesterly**, in Rice Hill Road and with the arc of a curve to the left, a distance of 238.61 feet to a mag-spike set at a point of tangency.

The aforementioned curve has the following properties:

Central Angle = 15° 06' 16"

Radius = 905.12 feet

Chord Bearing = N 04° 10' 02" W

Chord Distance = 237.92 feet

- 13) **N 11° 43' 10" W 706.78 feet**, in Rice Hill Road, to the **Point of Beginning**.

This parcel contains 40.959 acres.

Prior Instrument: official record volume 921, page 5453.

Permanent Parcel #: part of 10-00800.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in October 2024, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume xx, page 903.

All bearings are related and based on the grantors south line according to record survey WW-535.

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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Pozar Closure Report 224075

Lot Closure Report - Lot : 17.703 Ac

file- H:\ADAT4\AJOB5\2K24\Job075\224075.ms\lc_17.703 Ac.txt

Tuesday, October 22, 2024, 4:32:28p.m.

Starting location (North, East) = (1567.361, 4000.424)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N89°50'40"E	376.410	No	1568.383	4376.833
2	Line	S08°34'35"E	60.630	No	1508.431	4385.875
3	Line	S11°43'10"E	706.780	No	816.384	4529.435
4	Curve	S04°10'02"E	237.919	No	579.094	4546.724

ARC= 238.610, RAD= 905.120, DELTA= 15°06'16"

BC_TO_RAD= S78°16'50"W

RAD_TO_EC= S86°36'54"E

ADD_ARC_AREA = 1246.431

5	Line	S03°23'06"W	516.100	No	63.894	4516.251
6	Line	S89°54'36"W	554.990	No	63.023	3961.262
7	Line	N01°29'29"E	1504.840	No	1567.353	4000.428

Ending location (North, East) = (1567.353, 4000.428)

Total Distance : 3958.360

Total Traverse Stations : 8

Misclosure Direction : N24°45'42"W (from ending location to starting location)

Misclosure Distance : 0.009

Error of Closure : 1:444773.1

Frontage : 0.000

Frontage/Perimeter : 0.0 percent

AREA : 771162.205 sq. ft. (straight segment added to close traverse)

= 17.703448 Acres

Lot Closure Report - Lot : 40.959 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N89°42'59"E	890.760	No	1512.840	5276.624
2	Line	S10°43'52"E	414.760	No	1105.333	5353.852
3	Line	S57°45'23"E	54.420	No	1076.299	5399.880
4	Line	S88°18'51"E	321.270	No	1066.848	5721.011
5	Line	S15°47'24"E	339.850	No	739.822	5813.488
6	Line	S56°19'27"E	159.640	No	651.303	5946.339
7	Line	S05°59'02"E	323.630	No	329.436	5980.077
8	Line	S81°33'11"W	235.030	No	294.911	5747.596
9	Line	S00°39'33"W	289.130	No	5.801	5744.270
10	Line	S89°54'41"W	1231.570	No	3.896	4512.701
11	Line	N03°23'06"E	576.200	No	579.091	4546.723
12	Curve	N04°10'02"W	237.919	No	816.381	4529.434

ARC= 238.610, RAD= 905.120, DELTA= 15°06'16"

BC_TO_RAD= N86°36'54"W

RAD_TO_EC= N78°16'50"E

SUBTRACT_ARC_AREA = 1246.431

13	Line	N11°43'10"W	706.780	No	1508.428	4385.873
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Ending location (North, East) = (1508.428, 4385.873)

Total Distance : 5781.650

Total Traverse Stations : 14

Misclosure Direction : N22°31'00"E (from ending location to starting location)

Misclosure Distance : 0.004

Error of Closure : 1:1619545.7

Frontage : 0.000

Frontage/Perimeter : 0.0 percent

AREA : 1784195.263 sq. ft. (straight segment added to close traverse)

= 40.959487 Acres