

BOUNDARY DESCRIPTION

0.826 Acres

Situated in the State of Ohio, County of Wayne, **Township of Clinton** in the **southeast quarter of Section 17, T-18N, R-14W.**

Being part of the land described in a deed to **Gary E. and Cynthia J. Neil** recorded in official record volume 955, page 1339 of the Wayne County records.

Described as follows:

**Beginning** at a railroad spike found in Brown Road (Township Road 316) marking the southeast corner of the southeast quarter of Section 17.

Thence with the following FOUR courses:

- 1) **S 88° 35' 15" W 32.00 feet**, along the south line of the quarter section and in Brown Road, to a point – witnessed by a capped reference pin set N 02° 30' 14" W 50.05 feet.
- 2) **N 02° 30' 14" W 1124.12 feet** to a capped pin set.
- 3) **N 87° 29' 45" E 32.00 feet** to a capped pin set on the east line of the quarter section.
- 4) **S 02° 30' 14" E 1124.14 feet**, along the east line of the quarter section, to the **Point of Beginning**.

**This parcel contains 0.826 acres** and is subject to the easement described in official record volume \_\_\_\_, page \_\_\_\_.

**Prior Instrument: official record volume 955, page 1339.**

**Permanent Parcel #: part of 18-00077.001**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May 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 926

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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* 5/20/24

Edward A. Gasbarre, P.S. 7036

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## BOUNDARY DESCRIPTION

**1.274 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Clinton** in the **southeast quarter of Section 17, T-18N, R-14W.**

Being part of the land described in a deed to **Gary E. and Cynthia J. Neil** recorded in official record volume 955, page 1339 of the Wayne County records.

Described as follows:

**Commencing** at a railroad spike found in Brown Road (Township Road 316) marking the southeast corner of the southeast quarter of Section 17.

Thence S 88° 35' 15" W 32.00 feet, along the south line of the quarter section and in Brown Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 02° 30' 14" W 50.05 feet.

Thence with the following TEN courses:

- 1) **S 88° 35' 15" W 13.00 feet**, along the south line of the quarter section and in Brown Road, to a railroad spike found at the southeast corner of a 32.553 acre tract described in a deed to Gary E. and Cynthia J. Neil, co-trustees recorded in official record volume 946, page 3665 – witnessed by a capped reference pin marked "Baker" found N 01° 02' 18" W 46.01 feet.

**The following SIX courses (courses 2 through 7) follow the easterly lines of Neil.**

- 2) **N 01° 02' 18" W 279.89 feet** to a capped pin marked "Baker" found at a point of curvature.
- 3) **Northwesterly**, along the arc of a curve to the left, a distance of 147.56 feet to a capped pin marked "Baker" found at a point of tangency.

The aforementioned curve has the following properties:

Central Angle = 03° 32' 09"

Radius = 2391.12 feet

Chord Bearing = N 02° 48' 22" W

Chord Distance = 147.54 feet

- 4) **N 04° 34' 27" W 696.91 feet** to a capped pin marked "Baker" found at a point of curvature.
- 5) **Northwesterly**, along the arc of a curve to the right, a distance of 341.57 feet to a capped pin marked "Baker" found at a point of tangency.

The aforementioned curve has the following properties:

Central Angle =  $06^{\circ} 59' 00''$

Radius = 2802.50 feet

Chord Bearing =  $N 01^{\circ} 04' 57'' W$

Chord Distance = 341.36 feet

- 6)  **$N 02^{\circ} 24' 33'' E$  415.50 feet** to a capped pin marked "Baker" found at a point of curvature.
- 7) **Northeasterly**, along the arc of a curve to the right, a distance of 149.55 feet to the east line of the quarter section.

The aforementioned curve has the following properties:

Central Angle =  $05^{\circ} 21' 19''$

Radius = 1600.02 feet

Chord Bearing =  $N 05^{\circ} 05' 13'' E$

Chord Distance = 149.49 feet

- 8)  **$S 02^{\circ} 30' 14'' E$  903.33 feet**, along the east line of the quarter section, to a capped pin set.
- 9)  **$S 87^{\circ} 29' 45'' W$  32.00 feet** to a capped pin set.
- 10)  **$S 02^{\circ} 30' 14'' E$  1124.12 feet**, parallel with the east line of the quarter section, to the **Point of Beginning**.

**This parcel contains 1.274 acres** and is benefited by the easement recorded in official record volume \_\_\_\_\_, page \_\_\_\_\_

**Prior Instrument: official record volume 955, page 1339.**

**Permanent Parcel #; part of 18-00077.001**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May 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 926

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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**  
**33.827 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Clinton** in the **southeast quarter of Section 17, T-18N, R-14W.**

Being part of the land described in deeds to **Gary E. and Cynthia J. Neil, Co-Trustees of the Gary E. and Cynthia J. Neil revocable Family Trust UAD 10/03/2022** recorded in official record volume 946, page 3665 and to **Gary E. and Cynthia J. Neil** recoded in official record volume 955, page 1339 of the Wayne County records.

Described as follows:

**Commencing** at a railroad spike found in Brown Road (Township Road 316) marking the southeast corner of the southeast quarter of Section 17.

Thence S 88° 35' 15" W 32.00 feet, along the south line of the quarter section and in Brown Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 02° 30' 14" W 50.05 feet.

Thence with the following SEVEN courses:

- 1) **S 88° 35' 15" W 542.86 feet**, along the south line of the quarter section and in Brown Road, to a railroad spike found at the southeast corner of a 5.829 acre parcel described in a deed to Gary E. and Cynthia J. Neil, Trustees recorded in official record volume 946, page 3665.
- 2) **N 02° 31' 45" W 496.00 feet**, along the east line of the 5.829 acre parcel, to a record 5/8 inch diameter steel pin at the northeast corner thereof.
- 3) **N 02° 29' 06" W 2130.46 feet**, along the east line of Roger K. and Mary J. Gwin as described in deed volume 662, page 466 and the extension thereof, to a point in a ditch at an easterly corner of Sidney Reed Eikleberry and Jed Arnold Eikleberry as described in official record volume 53, page 670 – witnessed by a capped reference pin marked "Baker" found S 02° 29' 06" E 29.82 feet.
- 4) **N 88° 32' 12" E 574.37 feet**, along a southerly line of Eikleberry, to a point on the east line of the quarter section - witnessed by a 5/8 inch diameter steel reference pin found S 88° 32' 12" W 17.80 feet.
- 5) **S 02° 30' 14" E 1502.25 feet**, along the east line of the quarter section and the westerly line of Susan M. Sivey and Charles Snodgrass as described in official record volume 179, page 1174 and the extension thereof, to a capped pin set.

- 6) S 87° 29' 45" W 32.00 feet to a capped pin set.
- 7) S 02° 30' 14" E 1124.12 feet, parallel with the east line of the quarter section, to the Point of Beginning.

**This parcel contains 33.827 acres** and is benefited by the easement described in official record volume \_\_\_\_, page \_\_\_\_.

**Prior Instrument: official record volume 946, page 3665 and official record volume 955, page 1339.**

**Permanent Parcel #: all of 18-00090.000 and part of 18-00077.001**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May 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 926

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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 5/20/24  
Edward A. Gasbarre, P.S. 7036

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**BOUNDARY DESCRIPTION**  
**45.202 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Clinton** in the **southwest quarter of Section 16, T-18N, R-14W.**

Being part of the land described in deeds to **Susan M. Sivey and Charles Snodgrass** recorded in deed volume 641, page 119, official record volume 179, page 174, and official record volume 527, page 1523 of the Wayne County records.

Described as follows:

**Beginning** at a railroad spike found in Brown Road (Township Road 316) marking the southwest corner of the southwest quarter of Section 16.

Thence with the following TEN courses:

- 1) **N 02° 30' 14" W 2643.48 feet**, along the west line of the quarter section, to a point in a ditch at the northwest corner thereof—witnessed by a crow's foot set in a concrete bridge deck that bears N 02° 30' 14" W 30.00 feet.
- 2) **N 88° 33' 06" E 223.89 feet**, along the north line of the quarters section, to a 1-1/2 inch diameter steel pipe found.
- 3) **N 88° 07' 49" E 314.25 feet**, along the north line of the quarter section, to a capped pin found at the northwest corner of Sidney R. and Elizabeth A. Eikleberry as described in official record volume 179, page 284.
- 4) **S 04° 29' 48" E 150.75 feet**, along a westerly line of Eikleberry, to a capped pin found.
- 5) **N 88° 07' 03" E 315.52 feet**, along a southerly line of Eikleberry, to a 5/8 inch diameter steel pin found at the northwest corner of Robert L. Sivey as described in official record volume 179, page 278.
- 6) **S 01° 11' 37" E 412.54 feet**, along the west line of Sivey, to a capped pin found at the southwest corner thereof.
- 7) **N 88° 27' 45" E 201.81 feet**, along the south line of Sivey, to a 5/8 inch diameter steel pin found at the northwest corner of Curt J. and Lavonne L. Stauffer, Trustees as described in official record volume 783, page 955.

- 8) **S 16° 18' 44" W 799.15 feet**, along the westerly line of Stauffer and the extension thereof, to a 3/4 inch diameter steel pin found at the southwest corner of Gregory P. and Cheryl L. Gordon as described in deed volume 675, page 220.
- 9) **S 11° 19' 11" W 1358.13 feet** to a point on the south line of the quarter section and in Brown Road – witnessed by a capped reference pin set N 11° 19' 11" E 47.67 feet.
- 10) **S 88° 37' 39" W 469.02 feet**, along the south line of the quarter section and in Brown Road, to the **Point of Beginning**.

**This parcel contains 45.202 acres** and is subject to the easement described in official record volume \_\_\_\_, page \_\_\_\_.

**Prior Instrument: deed volume 641, page 119, official record volume 179, page 174, and official record volume 527, page 1523.**

**Permanent Parcel #: part of 19-00506.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May 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 926

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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

**2.984 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Clinton** in the **southwest quarter of Section 16, T-18N, R-14W.**

Being part of the land described in a deed to **Susan M. Sivey and Charles Snodgrass** recorded in deed volume 641, page 119 of the Wayne County records.

Described as follows:

**Commencing** at a one inch diameter steel pipe found in the intersection of Aylsworth Road (County Road 233) and Brown Road (Township Road 316) marking the southeast corner of the southwest quarter of Section 16.

Thence N 01° 11' 36" W 1330.10 feet, along the east line of the quarter section and in Aylsworth Road, to the southeast corner of Gregory P. and Cheryl L. Gordon as described in deed volume 675, page 220 – witnessed by a capped reference pin found S 88° 28' 20" W 30.00 feet.

Thence S 88° 28' 20" W 1411.77 feet, along the south line of Gordon, to a capped pin found at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) **S 20° 44' 29" E 246.85 feet**, along the west line of a 5.290 acre parcel described in a deed to Susan M. Sivey and Charles Snodgrass recorded in official record volume 528, page 1331, to a capped pin found.
- 2) **S 88° 28' 20" W 624.90 feet** to a capped pin set.
- 3) **N 11° 19' 11" E 239.08 feet** to a 3/4 inch diameter steel pin found at the southwest corner of the previously mentioned Gordon.
- 4) **N 88° 28' 20" E 490.50 feet**, along the south line of Gordon, to the **Point of Beginning.**

**This parcel contains 2.984 acres** and has no frontage on any public way.

**Prior Instrument: official record volume 641, page 119.**

**Permanent Parcel #: part of 19-00506.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May 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 926

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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 5/20/24

Edward A. Gasbarre, P.S. 7036

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## BOUNDARY DESCRIPTION

**8.274 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Clinton** in the **southwest quarter of Section 16, T-18N, R-14W.**

Being part of the land described in a deed to **Susan M. Sivey and Charles Snodgrass** recorded in deed volume 641, page 119 and all of the land described in official record volume 528, page 1331 of the Wayne County records.

Described as follows:

**Commencing** at a one inch diameter steel pipe found in the intersection of Aylsworth Road (County Road 233) and Brown Road (Township Road 316) marking the southeast corner of the southwest quarter of Section 16.

Thence N 01° 11' 36" W 1300.10 feet, along the east line of the quarter section and in Aylsworth Road, to the northeast corner of Glen D. and Lisa A. Grumbling as described in official record volume 597, page 2289, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found S 88° 28' 20" W 30.00 feet.

Thence with the following EIGHT courses:

- 1) **S 88° 28' 20" W 630.00 feet**, along a northerly line of Grumbling, to a capped pin found.
- 2) **S 01° 11' 36" E 301.53 feet**, along a westerly line of Grumbling, to a capped pin found.
- 3) **N 84° 55' 31" W 519.65 feet**, along a northerly line of Grumbling and the extension thereof, to a capped pin found.
- 4) **N 79° 33' 20" W 186.45 feet**, along a southerly line of a 5.290 acre parcel described in a deed to Susan M. Sivey and Charles Snodgrass recorded in official volume 528, page 1331, to a capped pin found.
- 5) **S 88° 28' 20" W 624.90 feet** to a capped pin set.
- 6) **N 11° 19' 11" E 239.08 feet** to a 3/4 inch diameter steel pin found at the southwest corner of Gregory P. and Cheryl L. Gordon as described in official record volume 675, page 220.
- 7) **N 88° 28' 20" E 1902.27 feet**, along the south line of Gordon, to a point in Aylsworth Road on the east line of the quarter section – witnessed by a capped reference pin found S 88° 28' 20" W 30.00 feet.

- 8) **S 01° 11' 36" E 30.00 feet**, in Aylsworth Road and along the east line of the quarter section, to the **Point of Beginning**.

**This parcel contains 8.274 acres.**

Prior Instrument: official record volume 614, page 119 and official record volume 528, page 1331.

Permanent Parcel #: all of 19-00506.002

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May 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 926

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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 5/20/24  
Edward A. Gasbarre, P.S. 7036

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## BOUNDARY DESCRIPTION

**4.406 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Clinton** in the **southwest quarter of Section 16, T-18N, R-14W.**

Being part of the land described in a deed to **Susan M. Sivey and Charles Snodgrass** recorded in deed volume 641, page 119 of the Wayne County records.

Described as follows:

**Beginning** at a one inch diameter steel pipe found in the intersection of Aylsworth Road (County Road 233) and Brown Road (Township Road 316) marking the southeast corner of the southwest quarter of Section 16.

Thence with the following EIGHT courses:

- 1) **S 88° 37' 39" W 668.17 feet**, along the south line of the quarter section and in part along Brown Road, to a capped pin set.
- 2) **N 01° 19' 29" W 263.87 feet** to a point in Brown Road at a southwesterly corner of Glen D. and Lisa A. Grumbling as described in official record volume 573, page 1319 – witnessed by a capped reference pin found N 14° 19' 43" W 28.38 feet and a capped reference pin set S 01° 19' 29" E 25.00 feet.

The following five courses (courses 3 through 7) follow the lines of Grumbling.

- 3) **S 63° 42' 00" E 82.02 feet**, in Brown Road, to a cotton gin spike found.
- 4) **S 54° 15' 33" E 242.77 feet**, in Brown Road, to a cotton gin spike found.
- 5) **S 63° 15' 02" E 96.24 feet**, in Brown Road, to a point – witnessed by a capped reference pin found N 01° 36' 53" W 20.03 feet.
- 6) **N 01° 36' 53" W 409.71 feet** to a capped pin found.
- 7) **S 89° 46' 11" E 320.04 feet** to a point in Aylsworth Road on the east line of the quarter section – witnessed by a capped reference pin found N 89° 46' 11" W 30.00 feet.
- 8) **S 01° 11' 36" E 434.69 feet**, in Aylsworth Road and along the east line of the quarter section, to the **Point of Beginning.**

**This parcel contains 4.406 acres.**

**Prior Instrument: official record volume 641, page 119.**

**Permanent Parcel #: part of 19-00506.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May 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 926

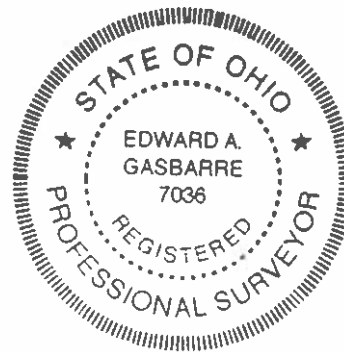
All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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.

 s/20/24

Edward A. Gasbarre, P.S. 7036

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**BOUNDARY DESCRIPTION**  
**15.389 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Clinton** in the **southwest quarter of Section 16, T-18N, R-14W.**

Being all of the land described in deeds to **Glen D. and Lisa A. Grumbling** recorded in official record volume 573, page 1319 and official record volume \_\_\_\_, page \_\_\_\_ of the Wayne County records.

Described as follows:

**Beginning** at a one inch diameter steel pipe found in the intersection of Aylsworth Road (County Road 233) and Brown Road (Township Road 316) marking the southeast corner of the southwest quarter of Section 16.

Thence with the following EIGHT courses:

- 1) **S 88° 37' 39" W 668.17 feet**, along the south line of the quarter section and in part along Brown Road, to a capped pin set.
- 2) **N 01° 19' 29" W 263.87 feet** to a point in Brown Road at a southwesterly corner of Glen D. and Lisa A. Grumbling as described in official record volume 573, page 1319 – witnessed by a capped reference pin found N 14° 19' 43" W 28.38 feet and a capped reference pin set S 01° 19' 29" E 25.00 feet.
- 3) **N 14° 19' 43" W 452.14 feet**, along a westerly line of Grumbling, to a capped pin found.
- 4) **N 08° 58' 38" E 307.22 feet**, along a westerly line of Grumbling, to a capped pin found.
- 5) **S 84° 55' 31" E 87.81 feet**, along a northerly line of Grumbling, to a capped pin found.
- 6) **S 22° 51' 21" E 73.51 feet**, along an easterly line of Grumbling, to a capped pin set.
- 7) **N 88° 28' 20" E 602.87 feet**, along a northerly line of Grumbling, to a point in Aylsworth Road on the east line of the quarter section – witnessed by a capped reference pin set S 88° 28' 20" W 30.00 feet.
- 8) **S 01° 11' 36" E 930.10 feet**, in Aylsworth Road and along the east line of the quarter section, to the **Point of Beginning.**

**This parcel contains 15.389 acres.**

Prior Instrument: official record volume 573, page 1319 and official record volume \_\_\_\_, page \_\_\_\_.

Permanent Parcel #: all of 19-00506.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May 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 926

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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**  
**33.453 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Clinton** in the **southwest quarter of Section 16, T-18N, R-14W.**

Being part of the land described in a deed to **Susan M. Sivey and Charles Snodgrass** recorded in deed volume 641, page 119 of the Wayne County records.

Described as follows:

**Commencing** at a one inch diameter steel pipe found in the intersection of Aylsworth Road (County Road 233) and Brown Road (Township Road 316) marking the southeast corner of the southwest quarter of Section 16.

Thence S 88° 37' 39" W 668.17 feet, along the south line of the quarter section and in part along Brown Road, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following EIGHT courses:

- 1) **S 88° 37' 39" W 1528.34 feet**, along the south line of the quarter section, to a point in Brown Road – witnessed by a capped reference pin set N 11° 19' 11" E 47.67 feet.
- 2) **N 11° 19' 11" E 1119.04 feet** to a capped pin set.
- 3) **N 88° 28' 20" E 624.90 feet** to a capped pin found at the southwest corner of a 5.290 acre parcel described in a deed to Susan M. Sivey and Charles Snodgrass recorded in official record volume 528, page 1331.
- 4) **S 79° 33' 20" E 186.45 feet**, along the south line of the 5.290 acre parcel, to a capped pin found.
- 5) **S 84° 55' 31" E 431.84 feet**, along a southerly line of the 5.290 acre parcel, to a capped pin found at a northwesterly corner of Glen D. and Lisa A. Grumbling as described in official record volume 573, page 1319.
- 6) **S 08° 58' 38" W 307.22 feet**, along a westerly line of Grumbling, to a capped pin found.
- 7) **S 14° 19' 43" E 452.14 feet**, along a westerly line of Grumbling, to a point in Brown Road – witnessed by a capped reference pin found N 14° 19' 43" E 28.38 feet and a capped reference pin set S 01° 19' 29" E 25.00 feet.

8) S 01° 19' 29" E 263.87 feet to the Point of Beginning.

**This parcel contains 33.543 acres.**

**Prior Instrument: official record volume 641, page 119.**

**Permanent Parcel #: part of 19-00506.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May 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 926.

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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 5/20/24  
Edward A. Gasbarre, P.S. 7036

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# Sivey Closure Report 223064

Lot Closure Report - Lot : 33.453 Ac

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Leg	Segment	Bearing	Length	Front	End Northing	End Easting
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1	Line	S88°37'39"W	1528.340	No	370484.092	2080970.635
2	Line	N11°19'11"E	1119.040	No	371581.364	2081190.285
3	Line	N88°28'20"E	624.900	No	371598.025	2081814.963
4	Line	S79°33'20"E	186.450	No	371564.225	2081998.323
5	Line	S84°55'31"E	431.840	No	371526.026	2082428.471
6	Line	S08°58'38"W	307.220	No	371222.570	2082380.531
7	Line	S14°19'43"E	452.140	No	370784.495	2082492.428
8	Line	S01°19'29"E	263.870	No	370520.695	2082498.529

Ending location (North, East) = ( 370520.695, 2082498.529 )

Total Distance : 4913.800  
 Total Traverse Stations : 9  
 Misclosure Direction : N61°22'59"E (from ending location to starting location)  
 Misclosure Distance : 0.009  
 Error of Closure : 1:519921.3  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 1457215.630 sq. ft. (straight segment added to close traverse)

**= 33.453068 Acres**

Lot Closure Report - Lot : 8.274 Ac

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Leg	Segment	Bearing	Length	Front	End Northing	End Easting
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1	Line	S88°28'20"W	630.000	No	371819.728	2082509.665
2	Line	S01°11'36"E	301.530	No	371518.264	2082515.945
3	Line	N84°55'31"W	519.650	No	371564.229	2081998.332
4	Line	N79°33'20"W	186.450	No	371598.029	2081814.971
5	Line	S88°28'20"W	624.900	No	371581.368	2081190.293
6	Line	N11°19'11"E	239.080	No	371815.798	2081237.221
7	Line	N88°28'20"E	1902.270	No	371866.515	2083138.814
8	Line	S01°11'36"E	30.000	No	371836.522	2083139.439

Ending location (North, East) = ( 371836.522, 2083139.439 )

Total Distance : 4433.880  
 Total Traverse Stations : 9  
 Misclosure Direction : N30°13'53"E (from ending location to starting location)  
 Misclosure Distance : 0.004  
 Error of Closure : 1:1138788.6  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 360436.644 sq. ft. (straight segment added to close traverse)

**= 8.274487 Acres**

Lot Closure Report - Lot : 33.827 Ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S88°35'15"W	542.860	No	370458.688	2079927.065
2	Line	N02°31'45"W	496.000	No	370954.205	2079905.177
3	Line	N02°29'06"W	2130.460	No	373082.661	2079812.805
4	Line	N88°32'12"E	574.370	No	373097.329	2080386.988
5	Line	S02°30'14"E	1502.250	No	371596.513	2080452.617
6	Line	S87°29'45"W	32.000	No	371595.115	2080420.647
7	Line	S02°30'14"E	1124.120	No	370472.068	2080469.757

Ending location (North, East) = ( 370472.068, 2080469.757 )

Total Distance : 6402.060  
 Total Traverse Stations : 8  
 Misclosure Direction : N67°15'23"E (from ending location to starting location)  
 Misclosure Distance : 0.003  
 Error of Closure : 1:2219865.6  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 1473523.309 sq. ft. (straight segment added to close  
 traverse)

**= 33.827441 Acres**

Lot Closure Report - Lot : 45.202 AC

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S88°37'39"W	469.020	No	370472.858	2080501.750
2	Line	N02°30'14"W	2643.480	No	373113.814	2080386.264
3	Line	N88°33'06"E	223.890	No	373119.473	2080610.082
4	Line	N88°07'49"E	314.250	No	373129.726	2080924.165
5	Line	S04°29'48"E	150.750	No	372979.440	2080935.984
6	Line	N88°07'03"E	315.520	No	372989.805	2081251.334
7	Line	S01°11'37"E	412.540	No	372577.355	2081259.927
8	Line	N88°27'45"E	201.810	No	372582.769	2081461.665
9	Line	S16°18'44"W	799.150	No	371815.789	2081237.206
10	Line	S11°19'11"W	1358.130	No	370484.078	2080970.627

Ending location (North, East) = ( 370484.078, 2080970.627 )

Total Distance : 6888.540  
 Total Traverse Stations : 11  
 Misclosure Direction : N30°06'40"E (from ending location to starting location)  
 Misclosure Distance : 0.016  
 Error of Closure : 1:429038.8  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 1969016.503 sq. ft. (straight segment added to close  
 traverse)

**= 45.202399 Acres**

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Lot Closure Report - Lot : 0.826Ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S88°35'15"W	32.000	No	370472.069	2080469.760
2	Line	N02°30'14"W	1124.120	No	371595.116	2080420.650
3	Line	N87°29'45"E	32.000	No	371596.514	2080452.620
4	Line	S02°30'14"E	1124.730	No	370472.858	2080501.756

Ending location (North, East) = ( 370472.858, 2080501.756 )

Total Distance : 2312.850  
 Total Traverse Stations : 5  
 Misclosure Direction : N89°11'58"W (from ending location to starting location)  
 Misclosure Distance : 0.006  
 Error of Closure : 1:397744.5  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 35981.596 sq. ft. (straight segment added to close traverse)  
 = **0.826024 Acres**

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Lot Closure Report - Lot : 1.274ac

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(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	S88°35'15"W	13.000	No	370471.749	2080456.764
2	Line	N01°02'18"W	279.890	No	370751.593	2080451.692
3	Curve	N02°48'22"W	147.537	No	370898.953	2080444.469
ARC= 147.561, RAD= 2391.120, DELTA= 3°32'09"						
BC_TO_RAD= S88°57'42"W						
RAD_TO_EC= N85°25'34"E						
SUBTRACT ARC AREA = 111.956						
4	Line	N04°34'27"W	696.910	No	371593.644	2080388.891
5	Curve	N01°04'57"W	341.363	No	371934.946	2080382.442
ARC= 341.575, RAD= 2802.500, DELTA= 6°59'00"						
BC_TO_RAD= N85°25'33"E						
RAD_TO_EC= N87°35'27"W						
ADD ARC AREA = 1184.153						
6	Line	N02°24'33"E	415.500	No	372350.079	2080399.907
7	Curve	N05°05'13"E	149.495	No	372498.985	2080413.163
ARC= 149.549, RAD= 1600.020, DELTA= 5°21'19"						
BC_TO_RAD= S87°35'27"E						
RAD_TO_EC= N82°14'08"W						
ADD ARC AREA = 174.124						
8	Line	S02°30'14"E	903.330	No	371596.517	2080452.627
9	Line	S87°29'45"W	32.000	No	371595.119	2080420.657
10	Line	S02°30'14"E	1124.120	No	370472.073	2080469.767

Ending location (North, East) = ( 370472.073, 2080469.767 )

Total Distance : 4103.435  
 Total Traverse Stations : 11  
 Misclosure Direction : S66°06'17"W (from ending location to starting location)  
 Misclosure Distance : 0.008  
 Error of Closure : 1:531932.5  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 55514.735 sq. ft. (straight segment added to close traverse)  
 = **1.274443 Acres**

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Lot Closure Report - Lot : 4.406ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S88°37'39"W	668.170	No	370520.700	2082498.537
2	Line	N01°19'29"W	263.870	No	370784.499	2082492.437
3	Line	S63°42'00"E	82.020	No	370748.158	2082565.966
4	Line	S54°15'33"E	242.770	No	370606.352	2082763.015
5	Line	S63°15'02"E	96.240	No	370563.035	2082848.956
6	Line	N01°36'53"W	409.710	No	370972.582	2082837.411
7	Line	S89°46'11"E	320.040	No	370971.296	2083157.448
8	Line	S01°11'36"E	434.690	No	370536.700	2083166.501

Ending location (North, East) = ( 370536.700, 2083166.501 )

Total Distance : 2517.510  
 Total Traverse Stations : 9  
 Misclosure Direction : N76°00'47"E (from ending location to starting location)  
 Misclosure Distance : 0.015  
 Error of Closure : 1:170832.9  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 191932.773 sq. ft. (straight segment added to close  
 traverse)

**= 4.406170 Acres**

Lot Closure Report - Lot : 2.984ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N11°19'11"E	239.080	No	371815.798	2081237.221
2	Line	N88°28'20"E	490.500	No	371828.875	2081727.546
3	Line	S20°44'29"E	246.850	No	371598.024	2081814.968
4	Line	S88°28'20"W	624.900	No	371581.363	2081190.290

Ending location (North, East) = ( 371581.363, 2081190.290 )

Total Distance : 1601.330  
 Total Traverse Stations : 5  
 Misclosure Direction : N26°26'56"E (from ending location to starting location)  
 Misclosure Distance : 0.006  
 Error of Closure : 1:266845.0  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 129999.691 sq. ft. (straight segment added to close  
 traverse)

**= 2.984382 Acres**

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Lot Closure Report - Lot : 15.389ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
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1	Line	S88°37'39"W	668.170	No	370520.700	2082498.537
2	Line	N01°19'29"W	263.870	No	370784.499	2082492.437
3	Line	N14°19'43"W	452.140	No	371222.574	2082380.540
4	Line	N08°58'38"E	307.220	No	371526.031	2082428.479
5	Line	S84°55'31"E	87.810	No	371518.264	2082515.945
6	Line	S22°51'21"E	73.510	No	371450.525	2082544.497
7	Line	N88°28'20"E	602.870	No	371466.599	2083147.153
8	Line	S01°11'36"E	930.100	No	370536.700	2083166.523

Ending location (North, East) = ( 370536.700, 2083166.523 )

Total Distance : 3385.690  
 Total Traverse Stations : 9  
 Misclosure Direction : N65°37'23"W (from ending location to starting location)  
 Misclosure Distance : 0.009  
 Error of Closure : 1:397742.2  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 670375.342 sq. ft. (straight segment added to close traverse)  
 = **15.389700 Acres ( call 15.389 to match )**

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