

BOUNDARY DESCRIPTION
2.238 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northwest quarter of Section 11, T-14N, R-13W.**

Being part of the land described in a deed to **Spring Mtn. Holding LLC** recorded in official record volume 919, page 2357 of the Wayne County records.

Described as follows:

Beginning at a 5/8 inch diameter steel pin found the intersection of Hoy Road (County Road 201) and Moreland Road (County Road 77) marking the northwest corner of Section 11.

Thence with the following FOUR courses:

- 1) **S 87° 01' 06" E 373.53 feet**, along the north line of the quarter section and in Moreland Road, to a point – witnessed by a capped reference pin set S 02° 59' 49" W 22.44 feet.
- 2) **S 02° 59' 49" W 259.30 feet** to a capped pin set.
- 3) **N 88° 01' 50" W 368.91 feet** to a point on the west line of the quarter section and in Hoy Road – witnessed by a capped reference pin set S 88° 01' 50" E 30.00 feet.
- 4) **N 01° 59' 19" E 265.86 feet**, along the west line of the quarter section and in Hoy Road, to the **Point of Beginning.**

This parcel contains 2.238 acres.

Prior Instrument: official record volume 919, page 2357.

Permanent Parcel #: part of 30-00884.009

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 933

All bearings are related and based on the west line of the quarter section according to record survey SS-156.

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.

 10/30/24

Edward A. Gasbarre, P.S. 7036

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Being part of the land described in a deed to **Spring Mtn. Holding LLC** recorded in official record volume 919, page 2357 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found the intersection of Hoy Road (County Road 201) and Moreland Road (County Road 77) marking the northwest corner of Section 11.

Thence S 01° 59' 19" W 265.86 feet, along the west line of the quarter section and in Hoy Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 88° 01' 50" E 30.00 feet

Thence with the following **FOUR** courses:

- 1) S 88° 01' 50" E 368.91 feet to a capped pin set.
- 2) S 02° 59' 49" W 265.90 feet to a capped pin set on the north line of Vernon H. and Betty Yoder as described in official record volume 910, page 718.
- 3) N 88° 01' 50" W 364.23 feet, along the north line of Yoder, to a point on the west line of the quarter section and in Hoy Road – witnessed by a capped reference pin set S 88° 01' 50" E 30.00 feet.
- 4) N 01° 59' 19" E 265.86 feet, along the west line of the quarter section and in Hoy Road, to the **Point of Beginning.**

This parcel contains 2.237 acres.

Prior Instrument: official record volume 919, page 2357.
Permanent Parcel #: part of 30-00884.009

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in October of 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 933

All bearings are related and based on the west line of the quarter section according to record survey SS-156.
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.

 10/30/24
Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
2.259 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northwest quarter of Section 11, T-14N, R-13W.**

Being part of the land described in a deed to **Spring Mtn. Holding LLC** recorded in official record volume 919, page 2357 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found the intersection of Hoy Road (County Road 201) and Moreland Road (County Road 77) marking the northwest corner of Section 11.

Thence S 87° 01' 06" E 373.53 feet, along the north line of the quarter section and in Moreland Road, to the **Point of Beginning** for the parcel here described – witnessed by a capped reference pin set S 02° 59' 49" W 22.44 feet.

Thence with the following **FOUR** courses:

- 1) **S 87° 01' 06" E 188.00 feet**, along the north line of the quarter section and in Moreland Road, to a point – witnessed by a capped reference pin set S 03° 00' 01" W 30.00 feet.
- 2) **S 03° 00' 01" W 521.88 feet** to a capped pin set on the north line of Vernon H. and Betty Yoder as described in official record volume 910, page 718.
- 3) **N 88° 01' 50" W 188.00 feet**, along the north line of Yoder, to a capped pin set.
- 4) **N 02° 59' 49" E 525.20 feet** to the **Point of Beginning**.

This parcel contains 2.259 acres.

Prior Instrument: official record volume 919, page 2357.

Permanent Parcel #: part of 30-00884.009 and 30-00884.010

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 933

All bearings are related and based on the west line of the quarter section according to record survey SS-156. 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.

 10/30/24
Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

4.003 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northwest quarter of Section 11, T-14N, R-13W.**

Being part of the land described in a deed to **Spring Mtn. Holding LLC** recorded in official record volume 919, page 2357 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found the intersection of Hoy Road (County Road 201) and Moreland Road (County Road 77) marking the northwest corner of Section 11.

Thence S 87° 01' 06" E 561.53 feet, along the north line of the quarter section and in Moreland Road, to the **Point of Beginning** for the parcel here described – witnessed by a capped reference pin set S 03° 00' 01" W 30.00 feet.

Thence with the following FOUR courses:

- 1) **S 87° 01' 06" E 331.47 feet**, along the north line of the quarter section and in Moreland Road, to the northwest corner of Michael D. and Heidi Pycraft as described in official record volume 923, page 4640 – witnessed by a capped reference pin marked "Rudolph 6449" found S 01° 59' 17" W 30.00 feet.
- 2) **S 01° 59' 17" W 515.94 feet**, along the west line of Pycraft, to a capped pin marked "Rudolph 6449" found at the southwest corner thereof.
- 3) **N 88° 01' 50" W 340.64 feet**, along the north line of Jonas P. and Sara E. Miller as described in official record volume 517, page 2572 and the extension thereof, to a capped pin set.
- 4) **N 03° 00' 01" E 521.88 feet** to the **Point of Beginning**.

This parcel contains 4.003 acres.

Prior Instrument: official record volume 919, page 2357.

Permanent Parcel #: part of 30-00884.010

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 933.

All bearings are related and based on the west line of the quarter section according to record survey SS-156. 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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Spring Mtn. Holding Closure Report 224064

Lot Closure Report - Lot : 2.238 Ac

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Monday, October 21, 2024, 9:43:34a.m.

Starting location (North, East) = (3196.890, 5781.720)

(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	S87°01'06"E	373.530	No	3177.461	6154.745
2	Line	S02°59'49"W	259.300	No	2918.515	6141.188
3	Line	N88°01'50"W	368.910	No	2931.193	5772.496
4	Line	N01°59'19"E	265.860	No	3196.893	5781.721

Ending location (North, East) = (3196.893, 5781.721)

Total Distance : 1267.600
Total Traverse Stations : 5
Misclosure Direction : S16°51'58"W (from ending location to starting location)
Misclosure Distance : 0.003
Error of Closure : 1:406449.0
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 97466.704 sq. ft. (straight segment added to close traverse)
= 2.237528 Acres

Lot Closure Report - Lot : 2.237 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S88°01'50"E	368.910	No	2918.515	6141.188
2	Line	S02°59'49"W	265.900	No	2652.979	6127.286
3	Line	N88°01'50"W	364.230	No	2665.496	5763.271
4	Line	N01°59'19"E	265.860	No	2931.196	5772.497

Ending location (North, East) = (2931.196, 5772.497)

Total Distance : 1264.900
Total Traverse Stations : 5
Misclosure Direction : S17°02'30"W (from ending location to starting location)
Misclosure Distance : 0.003
Error of Closure : 1:445609.9
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 97455.192 sq. ft. (straight segment added to close traverse)
= 2.237263 Acres

Lot Closure Report - Lot : 2.259 Ac

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Leg	Segment	Bearing	Length	Front	End Northing	End Easting
1	Line	S87°01'06"E	188.000	No	3167.682	6342.490
2	Line	S03°00'01"W	521.880	No	2646.517	6315.175
3	Line	N88°01'50"W	188.000	No	2652.978	6127.286
4	Line	N02°59'49"E	525.200	No	3177.460	6154.745

Ending location (North, East) = (3177.460, 6154.745)

Total Distance : 1423.080
 Total Traverse Stations : 5
 Misclosure Direction : N09°55'32"E (from ending location to starting location)
 Misclosure Distance : 0.001
 Error of Closure : 1:1237906.4
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 98417.723 sq. ft. (straight segment added to close traverse)
= 2.259360 Acres

Lot Closure Report - Lot : 4.003 Ac

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Leg	Segment	Bearing	Length	Front	End Northing	End Easting
1	Line	S87°01'06"E	331.470	No	3150.440	6673.511
2	Line	S01°59'17"W	515.940	No	2634.810	6655.613
3	Line	N88°01'50"W	340.640	No	2646.517	6315.174
4	Line	N03°00'01"E	521.880	No	3167.682	6342.490

Ending location (North, East) = (3167.682, 6342.490)

Total Distance : 1709.930
 Total Traverse Stations : 5
 Misclosure Distance : < 0.001000
 Error of Closure : 1:INFINITY
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 174368.806 sq. ft.
= 4.002957 Acres

Lot Closure Report - Lot : 0.526 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S87°01'06"E	39.090	No	3175.426	6193.782
2	Line	S01°59'18"W	524.430	No	2651.312	6175.586
3	Line	N88°01'50"W	48.330	No	2652.973	6127.285
4	Line	N02°59'49"E	525.200	No	3177.455	6154.743

Ending location (North, East) = (3177.455, 6154.743)

Total Distance : 1137.050
 Total Traverse Stations : 5
 Misclosure Direction : N12°45'49"E (from ending location to starting location)
 Misclosure Distance : 0.005
 Error of Closure : 1:224565.7
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 22938.207 sq. ft. (straight segment added to close traverse)
= 0.526589 Acres

Lot Closure Report - Lot : 1.733 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S87°01'06"E	148.910	No	3167.680	6342.490
2	Line	S03°00'01"W	521.880	No	2646.516	6315.174
3	Line	N88°01'50"W	139.670	No	2651.316	6175.587
4	Line	N01°59'18"E	524.430	No	3175.430	6193.783

Ending location (North, East) = (3175.430, 6193.783)

Total Distance : 1334.890
 Total Traverse Stations : 5
 Misclosure Direction : S13°35'48"W (from ending location to starting location)
 Misclosure Distance : 0.004
 Error of Closure : 1:340918.6
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 75479.666 sq. ft. (straight segment added to close traverse)
= 1.732775 Acres