

## BOUNDARY DESCRIPTION

5.631 Acres

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **northwest quarter of Section 1, T-15N, R-11W**

Being part of the land described in a deed to **Lester S. and Barbara J. Yoder** recorded in official record volume 949, page 1632 of the Wayne County records.

Described as follows:

**Commencing** at a record stone monument making the center of Section 1 – witnessed by a capped pin marked “Baker 6938” found N 00° 31’ 46” W 16.50 feet.

Thence N 00° 31’ 46” W 663.15 feet, along the east line of the quarter section, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) **N 85° 43’ 55” W 857.67 feet** to a capped pin set on the east line of Lester A. Yoder as described in official record volume 956, page 1618.
- 2) **N 06° 29’ 50” E 257.12 feet**, along the east line of Yoder, to a capped pin found at the northeast corner thereof.
- 3) **N 89° 22’ 45” E 823.21 feet**, along the south line of Soar Holdings, LLC as described in official record volume 948, page 4425, to a capped pin marked “Baker 6938” found on the east line of the quarter section.
- 4) **S 00° 31’ 46” E 328.23 feet**, along the east line of the quarter section, to the **Point of Beginning**.

**This parcel contains 5.631 acres**, has no frontage on any public way, but is benefited by the access easements described in official record volume \_\_\_\_, page \_\_\_\_ and official record volume \_\_\_\_, page \_\_\_\_.

**Prior Instrument: official record volume 949, page 1632.**

**Permanent Parcel #: part of 39-00847.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 2024, on behalf of R.W. Gasbarre & Associates, Inc.

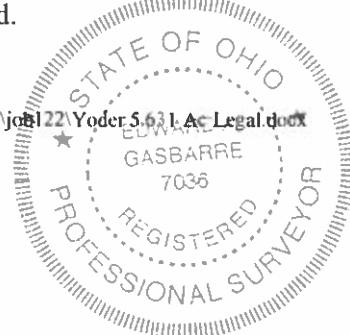
A copy of which is on file at the Wayne County map office. See survey volume XX, page 935.

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* 12/11/24

Edward A. Gasbarre, P.S. 7036

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### ACCESS EASEMENT DESCRIPTION

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **northwest quarter of Section 1, T-15N, R-11W.**

Being part of the land described in a deed to **Lester A. Yoder** recorded in official record volume 955, page 4576 of the Wayne County records.

Described as follows:

**Commencing** at a record stone monument marking the southwest corner of the northwest quarter of Section 1.

Thence N 89° 22' 45" E 649.98 feet, along the south line of the quarter section, to a point in West Lebanon Road (Township Road 105) on the east line of Jack E. and Lena A. Porter as described in official record volume 960, page 3900.

Thence N 00° 30' 44" E 16.50 feet, along the east line of Porter, to a point in West Lebanon Road.

Thence N 01° 01' 52" E 230.00 feet, in West Lebanon Road, along the east line of Porter and the extension thereof, to an easterly corner of Aaron A. and Marie Ann Yoder as described in official record volume 960, page 3907.

Thence N 00° 05' 55" E 185.23 feet, in West Lebanon Road and along the east line of Yoder, to the southwest corner of said Lester A. Yoder, the **Point of Beginning** for the easement herein described – witnessed by a capped reference pin marked “Baker 6938” found N 89° 08' 38" E 25.61 feet.

Thence with the following FOUR courses:

- 1) N 00° 05' 55" E 112.15 feet, along the west line of Yoder and in West Lebanon Road, to a point.
- 2) N 89° 08' 38" E 50.00 feet to a point.
- 3) S 24° 05' 12" E 122.03 feet to a point on the south line of Yoder.
- 4) S 89° 08' 38" W 100.00 feet, along the south line of Yoder, to the **Point of Beginning**.

**Prior Instrument: official record volume 955, page 4576.**

**Permanent Parcel #: part of 39-00847.006**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 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 935

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* 12/11/24

Edward A. Gasbarre, P.S. 7036

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## ACCESS EASEMENT DESCRIPTION

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **northwest quarter of Section 1, T-15N, R-11W.**

Being part of the land described in a deed to **Lester S. and Barbara J. Yoder** recorded in official record volume 949, page 1632 of the Wayne County records.

Being a strip of land lying between parallel lines located 30 feet right of the following described lines along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

**Commencing** at a record stone monument marking the southwest corner of the northwest quarter of Section 1.

Thence N 89° 22' 45" E 649.98 feet, along the south line of the quarter section, to a point in West Lebanon Road (Township Road 105) on the east line of Jack E. and Lena A. Porter as described in official record volume 960, page 3900.

Thence N 00° 30' 44" E 16.50 feet, along the east line of said Porter, to a point in West Lebanon Road.

Thence N 01° 01' 52" E 230.00 feet, along the east line of Porter, the extension thereof and in West Lebanon Road, to an easterly corner of Aaron A. and Marie Ann Yoder as described in official record volume 960, page 3907.

Thence N 00° 05' 55" E 185.23 feet, in West Lebanon Road and along the east line of Yoder, to a northwesterly corner of said Lester S. and Barbara J. Yoder, the **Point of Beginning** for the easement herein described – witnessed by a capped reference pin marked "Baker 6938" found N 89° 08' 38" E 25.61 feet.

Thence with the following TWO courses:

- 1) N 89° 08' 38" E 1148.27 feet, along a northerly line of Yoder, to a capped pin found.
- 2) N 06° 29' 50" E 302.23 feet, along a westerly line of Yoder, to a capped pin set at the southwest corner of a 5.631 acre parcel and there **Terminate**.

**Prior Instrument: official record volume 949, page 1632.**

**Permanent Parcel #: part of 39-00847.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 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 935

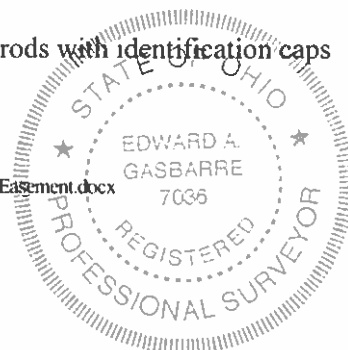
All bearings are related and common with record survey XX-360.

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* 12/11/24

Edward A. Gasbarre, P.S. 7036

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# Lester Yoder Closure Report 224122

Lot Closure Report - Lot : 5.631 Ac

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Wednesday, December 4, 2024, 4:13:53p.m.

Starting location (North, East) = ( 385668.727, 2197126.154 )

(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    | N89°22'45"E | 823.210 | No    | 385677.647   | 2197949.316 |
| 2   | Line    | S00°31'46"E | 328.230 | No    | 385349.431   | 2197952.349 |
| 3   | Line    | N85°43'55"W | 857.670 | No    | 385413.261   | 2197097.057 |
| 4   | Line    | N06°29'50"E | 257.120 | No    | 385668.729   | 2197126.152 |

Ending location (North, East) = ( 385668.729, 2197126.152 )

Total Distance : 2266.230  
Total Traverse Stations : 5  
Misclosure Direction : S43°13'55"E (from ending location to starting location)  
Misclosure Distance : 0.004  
Error of Closure : 1:643294.2  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 245278.876 sq. ft. (straight segment added to close traverse)

**= 5.630828 Acres**

Lot Closure Report - Lot : Easement

| Leg | Segment | Bearing     | Length   | Front | End_Northing | End_Easting |
|-----|---------|-------------|----------|-------|--------------|-------------|
| 1   | Line    | N00°05'55"E | 142.150  | No    | 385237.963   | 2195512.645 |
| 2   | Line    | N89°08'38"E | 50.000   | No    | 385238.710   | 2195562.639 |
| 3   | Line    | S24°05'12"E | 122.030  | No    | 385127.305   | 2195612.442 |
| 4   | Line    | N89°08'38"E | 1048.270 | No    | 385142.968   | 2196660.595 |
| 5   | Line    | N06°29'50"E | 302.230  | No    | 385443.257   | 2196694.794 |
| 6   | Line    | S85°43'55"E | 30.020   | No    | 385441.023   | 2196724.730 |
| 7   | Line    | S06°29'50"W | 329.770  | No    | 385113.371   | 2196687.415 |
| 8   | Line    | S89°08'38"W | 1175.140 | No    | 385095.812   | 2195512.406 |

Ending location (North, East) = ( 385095.812, 2195512.406 )

Total Distance : 3199.610  
Total Traverse Stations : 9  
Misclosure Direction : N82°51'09"W (from ending location to starting location)  
Misclosure Distance : 0.006  
Error of Closure : 1:501223.8  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 52734.576 sq. ft. (straight segment added to close traverse)