

**BOUNDARY DESCRIPTION**  
**5.480 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northeast quarter of Section 34, T-16N, R-11W.**

Being part of the land described in a deed to **Ervin Jr. and Kristine Weaver** recorded in official record volume 907, page 1741 of the Wayne County records.

Described as follows:

**Commencing** at an axle found in Jericho Road (County Road 80) marking the southeast corner of the northeast quarter of Section 34 – witnessed by a capped reference pin marked “Purdy 7307” found N 02° 41’ 52” E 30.00 feet.

Thence N 87° 00’ 04” W 30.00 feet, along the south line of the quarter section and in Jericho Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 02° 41’ 52” E 25.56 feet.

Thence with the following SIX courses:

- 1) **N 87° 00’ 04” W 361.70 feet**, along the south line of the quarter section and in Jericho Road, to the southeast corner of Wrought Design Property, LLC as described in official record volume 780, page 198 - witnessed by a capped reference pin found N 02° 42’ 07” E 24.52 feet.
- 2) **N 02° 42’ 07” E 195.87 feet**, along the east line of Wrought Design Property, LLC, to a capped pin found.
- 3) **N 86° 10’ 11” W 381.22 feet**, along the north line of Wrought Design Property, LLC, to a capped pin found on the west line of a 2.835 acre parcel described in a deed to Ian R. and Esther P. Wengerd recorded in official record volume 888, page 473.
- 4) **N 02° 54’ 07” E 221.84 feet**, along the east line of Wengerd, to a 1-1/4 inch diameter steel pipe found.
- 5) **S 87° 01’ 18” E 742.05 feet** to a capped pin set.
- 6) **S 02° 41’ 52” W 423.50 feet** to the **Point of Beginning**.

**This parcel contains 5.480 acres.**

This parcel is subject to the sewer line easement described in official record volume 780, page 605.

**Prior Instrument: official record volume 907, page 1741.**

**Permanent Parcel #: part of 47-01830.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 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 940

All bearings are related and common with record survey XX-236.

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.

 1/10/24

Edward A. Gasbarre, P.S. 7036

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**BOUNDARY DESCRIPTION**  
**9.915 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northeast quarter of Section 34, T-16N, R-11W.**

Being all of the land described in deeds to **Ian R. and Esther P. Wengerd** recorded in official record volume 888, page 473, official record volume \_\_\_\_, page \_\_\_\_ and official record volume \_\_\_\_, page \_\_\_\_ of the Wayne County records.

Described as follows:

**Commencing** at a railroad spike found in the intersection of Jericho Road (County Road 80) and Mt. Eaton Road (State Route 94) marking the southwest corner of the northeast quarter of Section 34.

Thence S 87° 00' 04" E 868.12 feet, along the south line of the quarter section and in Jericho Road, to the southeast corner of an 11.571 acre parcel described in a deed to Ian R. and Esther P. Wengerd recorded in official record volume 959, page 1004, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found N 34° 56' 21" W 30.00 feet.

Thence with the following NINE courses:

- 1) **N 34° 56' 21" W 461.02 feet**, along an easterly line of the 11.571 acre parcel, to a capped pin found.
- 2) **S 89° 07' 38" E 600.48 feet** to a capped pin set.
- 3) **S 01° 42' 37" W 125.41 feet** to a capped pin set.
- 4) **S 89° 18' 29" E 203.01 feet** to a capped pin set on a westerly line of Peter and Laverda Wengerd as described in official record volume 941, page 3846.
- 5) **N 32° 20' 31" E 45.19 feet**, along a westerly line of Wengerd, to a capped pin found.
- 6) **N 12° 05' 03" W 119.10 feet**, along a westerly line of Wengerd, to a capped pin set.
- 7) **S 87° 01' 18" E 493.45 feet** to a 1-1/4 inch diameter steel pipe found at the northeast corner of a 2.835 acre parcel described in a deed to Ian R. and Esther P. Wengerd recorded in official record volume 888, page 473.

- 8) **S 02° 54' 07" W 423.23 feet**, along the east line of the 2.835 acre parcel, to a point on the south line of the quarter section and in Jericho Road – witnessed by a railroad spike found S 02° 54' 07" W 0.30 feet
- 9) **N 87° 00' 04" W 1007.61 feet**, along the south line of the quarter section and in Jericho Road, to the **Point of Beginning**.

**This parcel contains 9.915 acres.**

This parcel is subject to the driveway easement described in official record volume 941, page 3846 and the sewer line easement described in official record volume 780, page 605.

**Prior Instrument: official record volume 888, page 473, official record volume \_\_\_\_, page \_\_\_\_ and official record volume \_\_\_\_, page \_\_\_\_.**

**Permanent Parcel #: all of 47-01507.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 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 940

All bearings are related and common with record survey XX-236.

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.

 1/10/24  
Edward A. Gasbarre, P.S. 7036

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## BOUNDARY DESCRIPTION

**2.151 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northeast quarter of Section 34, T-16N, R-11W.**

Being part of the land described in a deed to **Peter and Laverda Wengerd** recorded in official record volume 941, page 3846 of the Wayne County records.

Described as follows:

**Commencing** at a railroad spike found in the intersection of Jericho Road (County Road 80) and Mt. Eaton Road (State Route 94) marking the southwest corner of the northeast quarter of Section 34.

Thence S 87° 00' 04" E 1317.09 feet, along the south line of the quarter section and in Jericho Road, to the southeast corner of Ivan H. and Cindy Sue Wengerd as described in official record volume 941, page 3853, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found N 10° 43' 59" E 34.00 feet.

Thence with the following SIX courses:

- 1) **N 10° 43' 59" E 183.92 feet**, along an easterly line of Wengerd, to a capped pin found.
- 2) **N 32° 20' 31" E 144.32 feet**, along an easterly line of Wengerd, to a capped pin found.
- 3) **N 12° 05' 03" W 119.10 feet**, along an easterly line of Wengerd, to a capped pin set.
- 4) **S 87° 01' 18" E 201.56 feet** to a capped pin found at the northwest corner of a 2.835 acre parcel described in a deed to Ian R. and Esther P. Wengerd recorded in official record volume 888, page 473.
- 5) **S 02° 54' 07" W 423.13 feet**, along the west line of Wengerd, to a point on the south line of the quarter section and in Jericho Road – witnessed by a capped reference pin found N 02° 54' 07" E 30.00 feet and a railroad spike found S 02° 54' 07" W 0.40 feet.
- 6) **N 87° 00' 04" W 266.75 feet**, along the south line of the quarter section and in Jericho Road, to the **Point of Beginning.**

**This parcel contains 2.151 acres.**

**Prior Instrument: official record volume 941, page 3846.**

**Permanent Parcel #: part of 47-00476.003**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 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 940.

All bearings are related and common with record survey XX-236.

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.

 1/10/24

Edward A. Gasbarre, P.S. 7036

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## BOUNDARY DESCRIPTION

**4.929 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northeast quarter of Section 34, T-16N, R-11W.**

Being part of the land described in a deed to **Ivan H. and Cindy Sue Wengerd** recorded in official record volume 941, page 3853 of the Wayne County records.

Described as follows:

**Commencing** at a railroad spike found in the intersection of Jericho Road (County Road 80) and Mt. Eaton Road (State Route 94) marking the southwest corner of the northeast quarter of Section 34.

Thence S 87° 00' 04" E 868.12 feet, along the south line of the quarter section and in Jericho Road, to the southeast corner of an 11.571 acre parcel described in a deed to Ian R. and Esther P. Wengerd recorded in official record volume 959, page 1004, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found N 34° 56' 21" W 30.00 feet.

Thence with the following SEVEN courses:

- 1) **N 34° 56' 21" W 461.02 feet**, along an easterly line of Wengerd, to a capped pin found.
- 2) **S 89° 07' 38" E 600.48 feet** to a capped pin set.
- 3) **S 01° 42' 37" W 125.41 feet** to a capped pin set.
- 4) **S 89° 18' 29" E 203.01 feet** to a capped pin set on a westerly line of Peter and Laverda Wengerd as described in official record volume 941, page 3846.
- 5) **S 32° 20' 31" W 99.13 feet**, along a westerly line of Wengerd, to a capped pin found.
- 6) **S 10° 43' 59" W 183.92 feet**, along a westerly line of Wengerd, to a point on the south line of the quarter section and in Jericho Road – witnessed by a capped reference pin found N 10° 43' 59" E 34.00 feet.
- 7) **N 87° 00' 04" W 448.97 feet**, along the south line of the quarter section and in Jericho Road, to the **Point of Beginning.**

**This parcel contains 4.929 acres** and is subject to the driveway easement described in official record volume 941, page 3846.

**Prior Instrument: official record volume 941, page 3853.**

**Permanent Parcel #: part of 47-00476.002**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 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 940

All bearings are related and common with record survey XX-236.

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.

 1/10/24

Edward A. Gasbarre, P.S. 7036

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**BOUNDARY DESCRIPTION**  
**4.463 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northeast quarter of Section 34, T-16N, R-11W.**

Being part of the land described in a deed to **Peter and Laverda Wengerd** recorded in official record volume 941, page 3846 and all of the land described in official record volume \_\_\_\_, page \_\_\_\_ of the Wayne County records.

Described as follows:

**Commencing** at a railroad spike found in the intersection of Jericho Road (County Road 80) and Mt. Eaton Road (State Route 94) marking the southwest corner of the northeast quarter of Section 34.

Thence S 87° 00' 04" E 1317.09 feet, along the south line of the quarter section and in Jericho Road, to the southeast corner of Ivan H. and Cindy Sue Wengerd as described in official record volume 941, page 3853 – witnessed by a capped reference pin found N 10° 43' 59" E 34.00 feet.

Thence N 10° 43' 59" E 183.92 feet, along an easterly line of Wengerd, to a capped pin found.

Thence N 32° 20' 31" E 99.13 feet, along an easterly line of Wengerd, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following EIGHT courses:

- 1) **N 89° 18' 29" W 203.01 feet** to a capped pin set.
- 2) **N 01° 42' 37" E 200.56 feet** to a capped pin found.
- 3) **N 02° 54' 07" E 364.00 feet** to a capped pin found on a southerly line of Ervin Jr. and Kristine Weaver as described in official record volume 907, page 1741.
- 4) **S 87° 00' 04" E 400.00 feet**, along a southerly line of Weaver, to a capped pin found.
- 5) **S 02° 54' 07" W 401.88 feet**, along a westerly line of Weaver, to a capped pin found at the northwest corner a 2.835 acre parcel described in a deed to Ian R. and Esther P. Wengerd recorded in official record volume 888, page 473.
- 6) **N 87° 01' 18" W 201.56 feet** to a capped pin set.
- 7) **S 12° 05' 03" E 119.10 feet** to a capped pin found.

8) S 32° 20' 31" W 45.19 feet to the **Point of Beginning**.

**This parcel contains 4.463 acres** and has no frontage on any public way.

This parcel is benefitted by the driveway easement described in official record volume 941, page 3846.

Prior Instrument: official record volume 941, page 3846 and official record volume \_\_\_, page \_\_\_.

**Permanent Parcel #: all of 47-00476.003**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 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 940.

All bearings are related and common with record survey XX-236.

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**  
**0.940 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northeast quarter of Section 34, T-16N, R-11W.**

Being part of the land described in a deed to **Ivan H. and Cindy Sue Wengerd** recorded in official record volume 941, page 3853 of the Wayne County records.

Described as follows:

**Commencing** at a railroad spike found in the intersection of Jericho Road (County Road 80) and Mt. Eaton Road (State Route 94) marking the southwest corner of the northeast quarter of Section 34.

Thence S 87° 00' 04" E 1317.09 feet, along the south line of the quarter section and in Jericho Road, to the southeast corner of Ivan H. and Cindy Sue Wengerd as described in official record volume 941, page 3853 – witnessed by a capped reference pin found N 10° 43' 59" E 34.00 feet.

Thence N 10° 43' 59" E 183.92 feet, along an easterly line of Wengerd, to a capped pin found.

Thence N 32° 20' 31" E 99.13 feet, along an easterly line of Wengerd, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FIVE courses:

- 1) **N 89° 18' 29" W 203.01 feet** to a capped pin set.
- 2) **N 01° 42' 37" E 200.56 feet** to a capped pin found at a southwesterly corner of Peter and Laverda Wengerd as described in official record volume 941, page 3846.
- 3) **S 86° 59' 41" E 188.29 feet**, along a southerly line of Wengerd, to a capped pin found.
- 4) **S 12° 05' 03" E 158.38 feet**, along a westerly line of Wengerd, to a capped pin found.
- 5) **S 32° 20' 31" W 45.19 feet**, along a westerly line of Wengerd, to the **Point of Beginning**.

**This parcel contains 0.940 acres** and has no frontage on any public way.

**Prior Instrument: official record volume 941, page 3853.**

**Permanent Parcel #: part of 47-00476.002**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 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 940

All bearings are related and common with record survey XX-236.

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**  
**6.551 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northeast quarter of Section 34, T-16N, R-11W.**

Being all of the land described in deeds to **Vernon E. and Barbara Weaver** recorded in official record volume 907, page 1092 and official record volume \_\_\_\_, page \_\_\_\_ of the Wayne County records.

Described as follows:

**Commencing** at a railroad spike found in the intersection of Jericho Road (County Road 80) and Mt. Eaton Road (State Route 94) marking the southwest corner of the northeast quarter of Section 34.

Thence N 02° 55' 49" E 825.00 feet, along the west line of the quarter section and in Mt. Eaton Road, to the southwest corner of Rosetta Amstutz as described in official record volume 950, page 3492 – witnessed by a capped reference pin found S 87° 00' 04" E 25.00 feet.

Thence S 87° 00' 04" E 429.14 feet, along the south line of Amstutz, to the southeast corner thereof, the **Point of Beginning** for the parcel herein described – witnessed by a one inch diameter crimped steel pipe found S 03° 38' 58" W 2.24 feet.

Thence with the following THIRTEEN courses:

- 1) **N 03° 38' 58" E 317.96 feet**, along the east line of Amstutz, to a capped pin set at the northeast corner thereof.
- 2) **N 86° 42' 25" W 195.91 feet**, along the north line of Amstutz, to a capped pin marked "Purdy 7307" found at the southeast corner of Creekside Land Holdings, LLC as described in official record volume 929, page 1542.
- 3) **N 02° 52' 55" E 212.79 feet**, along the east line of Creekside Land Holdings, LLC, to a capped pin set.

The following Six Courses (courses 4 through 9) follow the lines of Vernon E. and Barbara Weaver as described in official record volume 907, page 1092.

- 4) **N 69° 44' 17" E 451.71 feet** to a 5/8 inch diameter steel pin found.
- 5) **S 01° 40' 33" W 180.65 feet** to a 5/8 inch diameter steel pin found.

- 6) S 85° 28' 55" E 103.08 feet to a capped pin marked "Purdy" found.
- 7) S 02° 19' 43" W 203.52 feet to a capped pin marked "Purdy" found.
- 8) S 89° 20' 11" W 101.80 feet to a 5/8 inch diameter steel pin found.
- 9) S 00° 36' 27" E 317.40 feet to a capped pin marked "Purdy" found.
- 10) S 02° 54' 07" W 346.63 feet to a capped pin set.
- 11) N 87° 00' 04" W 126.93 feet to a point in a stream on an easterly line of an 11.571 acre parcel described in a deed to Ian R. and Esther P. Wengerd recorded in official record volume 959, page 1004 – witnessed by a capped reference pin set S 87° 00' 04" E 18.04 feet.
- 12) N 12° 52' 46" W 360.38 feet, along the easterly line of the 11.571 acre parcel, to a capped pin found.
- 13) N 87° 00' 04" W 25.28 feet, along the north line of the 11.571 acre parcel, to the **Point of Beginning**.

**This parcel contains 6.551 acres** and has no frontage on any public way.

This parcel is benefitted by the access and utility easement described in official record volume 930, page 4079.

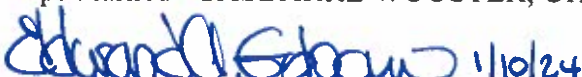
**Prior Instrument: official record volume 907, page 1092 and official record volume \_\_\_\_\_, page \_\_\_\_\_.**

**Permanent Parcel #: all of 47-01830.001**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 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 ~~940~~

All bearings are related and common with record survey XX-236.

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

**1.400 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northeast quarter of Section 34, T-16N, R-11W.**

Being part of the land described in a deed to **Ivan H. and Cindy Sue Wengerd** recorded in official record volume 941, page 3853 of the Wayne County records.

Described as follows:

**Commencing** at a railroad spike found in the intersection of Jericho Road (County Road 80) and Mt. Eaton Road (State Route 94) marking the southwest corner of the northeast quarter of Section 34.

Thence N 02° 55' 49" E 825.00 feet, along the west line of the quarter section and in Mt. Eaton Road, to the northwest corner of an 11.571 acre parcel described in a deed to Ian R. and Esther P. Wengerd recorded in official record volume 959, page 1004 – witnessed by a capped reference pin found S 87° 00' 04" E 25.00 feet.

Thence S 87° 00' 04" E 454.42 feet, along the north line of the 11.571 acre parcel, to a capped pin found at the northeast corner thereof, the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) **S 87° 00' 04" E 224.94 feet**, along the north line of Ivan H. and Cindy Sue Wengerd as described in official record volume 941, page 3853, to a capped pin marked "Purdy 7307" found.
- 2) **S 02° 54' 07" W 346.63 feet** to a capped pin set.
- 3) **N 87° 00' 04" W 126.93 feet** to point in a stream on the easterly line of said 11.571 acre parcel – witnessed by a capped reference pin set S 87° 00' 04" E 18.04 feet.
- 4) **N 12° 52' 46" W 360.38 feet**, along the easterly line of the 11.571 acre parcel, to the **Point of Beginning**.

**This parcel contains 1.400 acres** and has no frontage on any public way.

**Prior Instrument: official record volume 941, page 3853.**

**Permanent Parcel #: part of 47-00476.002**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 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 940

All bearings are related and common with record survey XX-236.

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**  
**67.491 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northeast quarter of Section 34, T-16N, R-11W.**

Being part of the land described in a deed to **Ervin Jr. and Kristine Weaver** recorded in official record volume 907, page 1741 and all of the land described in official record volume \_\_\_\_\_, page \_\_\_\_\_ of the Wayne County records.

Described as follows:

**Beginning** at an axle found in Jericho Road (County Road 80) marking the southeast corner of the northeast quarter of Section 34 – witnessed by a capped reference pin marked “Purdy 7037” found N 02° 41’ 52” E 30.00 feet.

Thence with the following TWENTYFOUR courses:

- 1) **N 87° 00’ 04” W 30.00 feet**, along the south line of the quarter section and in Jericho Road, to a point – witnessed by a capped reference pin set N 02° 41’ 52” E 25.56 feet.
- 2) **N 02° 41’ 52” E 423.50 feet** to a capped pin set.
- 3) **N 87° 01’ 18” W 1033.94 feet** to a capped pin found on the east line of Peter and Laverda Wengerd as described in official record volume 941, page 3846.
- 4) **N 02° 54’ 07” E 401.88 feet**, along the east line of Wengerd, to a capped pin found.
- 5) **N 87° 00’ 04” W 400.00 feet**, along the north line of Wengerd, to a capped pin found.
- 6) **S 02° 54’ 07” W 364.00 feet**, along the west line of Wengerd, to a capped pin found.
- 7) **S 01° 42’ 37” W 75.15 feet** to a capped pin set.
- 8) **N 89° 07’ 38” W 600.48 feet** to a capped pin found at an easterly corner of an 11.571 acre parcel described in a deed to Ian R. and Esther P. Wengerd recorded in official record volume 959, page 1004.
- 9) **N 12° 52’ 46” W 119.33 feet**, along an easterly line of Wengerd, to a point in a stream – witnessed by a capped reference pin set S 87° 00’ 04” E 18.04 feet.
- 10) **S 87° 00’ 04” E 126.93 feet** to a capped pin set.

- 11) **N 02° 54' 07" E 346.63 feet** to a capped pin marked "Purdy" found at the southeast corner of Vernon E. and Barbara Weaver as described in official record volume 907, page 1092.

The following Five courses (courses 12 through 16) follow the lines of Weaver.

- 12) **N 00° 36' 27" W 317.40 feet** to a 5/8 inch diameter steel pin found.
- 13) **N 89° 20' 11" E 101.80 feet** to a capped pin marked "Purdy" found.
- 14) **N 02° 19' 43" E 203.52 feet** to a capped pin marked "Purdy" found.
- 15) **N 85° 28' 55" W 103.08 feet** to a 5/8 inch diameter steel pin found.
- 16) **N 01° 40' 33" E 180.65 feet** to a 5/8 inch diameter steel pin found.
- 17) **S 69° 44' 17" W 451.71 feet** to a capped pin set on an easterly line of Creekside Land Holdings, LLC as described in official record volume 929, page 1542.
- 18) **N 02° 52' 55" E 35.85 feet**, along an easterly line of Creekside Land Holdings, LLC, to a capped pin marked "Purdy" found.
- 19) **N 67° 54' 48" E 30.98 feet**, along an easterly line of Creekside Land Holdings, LLC, to a capped pin marked "Purdy" found.
- 20) **N 02° 55' 49" E 249.92 feet**, along the easterly line of Creekside Land Holdings, LLC, to a 5/8 inch diameter steel pin found.
- 21) **N 87° 04' 11" W 265.08 feet**, along the north line of Creekside Land Holdings, LLC, to a point on the west line of the quarter section and in Mt. Eaton Road – witnessed by a capped reference pin found S 87° 04' 11" E 30.11 feet.
- 22) **N 02° 55' 49" E 206.76 feet**, along the west line of the quarter section and in Mt. Eaton Road, to the southwest corner of Scenic Valley Holdings, LLC as described in official record volume 938, page 3312 – witnessed by a capped reference pin set S 87° 09' 43" E 31.34 feet
- 23) **S 87° 09' 43" E 2641.70 feet**, along the south line of Scenic Valley Holdings, LLC, to a granite stone monument found on the east line of the quarter section.
- 24) **S 02° 41' 52" W 1869.52 feet**, along the east line of the quarter section, to the **Point of Beginning**.

**This parcel contains 67.491 acres.**

**Prior Instrument: official record volume 907, page 1741 and official record volume \_\_\_\_\_, page \_\_\_\_\_.**

**Permanent Parcel #: all of 47-01830.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 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 940

All bearings are related and common with record survey XX-236.

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.

 1/10/24  
Edward A. Gasbarre, P.S. 7036

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## BOUNDARY DESCRIPTION

**5.480 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northeast quarter of Section 34, T-16N, R-11W.**

Being part of the land described in a deed to **Ivan H. and Cindy Sue Wengerd** recorded in official record volume 941, page 3853 of the Wayne County records.

Described as follows:

**Commencing** at a railroad spike found in the intersection of Jericho Road (County Road 80) and Mt. Eaton Road (State Route 94) marking the southwest corner of the northeast quarter of Section 34.

Thence S 87° 00' 04" E 868.12 feet, along the south line of the quarter section and in Jericho Road, to the southeast corner of an 11.571 acre parcel described in a deed to Ian R. and Esther P. Wengerd recorded in official record volume 959, page 1004 – witnessed by a capped reference pin found N 34° 56' 21" W 30.00 feet.

Thence N 34° 56' 21" W 461.02 feet, along an easterly line of the 11.571 acre parcel, to a capped pin found at the **Point of Beginning** for the parcel herein described.

Thence with the following SEVEN courses:

- 1) **N 12° 52' 46" W 119.33 feet**, along an easterly line of the 11.571 acre parcel, to a point in a stream – witnessed by a capped reference pin set S 87° 00' 04" E 18.04 feet.
- 2) **S 87° 00' 04" E 126.93 feet** to a capped pin set.
- 3) **N 02° 54' 07" E 346.63 feet** to a capped pin marked "Purdy 7307" found at a southwesterly corner of Ervin Jr. and Kristine Weaver as described in official record 907, page 1741.
- 4) **S 87° 00' 04" E 504.07 feet**, along a southerly line of Weaver, to a capped pin found at the northwest corner of Peter and Laverda Wengerd as described in official record volume 941, page 3846.
- 5) **S 02° 54' 07" W 364.00 feet**, along the west line of Wengerd, to a capped pin found.
- 6) **S 01° 42' 37" W 75.15 feet** to a capped pin set.
- 7) **N 89° 07' 38" W 600.48 feet** to the **Point of Beginning**.

**This parcel contains 5.480 acres and has no frontage on any public way.**

**Prior Instrument: official record volume 941, page 3853.**

**Permanent Parcel #: part of 47-00476.002**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 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 940

All bearings are related and common with record survey XX-236.

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.

 1/10/24  
Edward A. Gasbarre, P.S. 7036

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# Wengerd Closure Report 223024

Lot Closure Report - Lot : 67.491 Ac

file- H:\ADAT4\AJOB5\2K23\job024\223024.ms\lc\_67.491 Ac.txt  
Monday, December 11, 2023, 2:49:49p.m.

Starting location (North, East) = ( 599903.757, 2002802.705 )

(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	N87°00'04"W	30.000	No	599905.326	2002772.746
2	Line	N02°41'52"E	423.500	No	600328.357	2002792.679
3	Line	N87°01'18"W	1033.940	No	600382.079	2001760.135
4	Line	N02°54'07"E	401.880	No	600783.443	2001780.481
5	Line	N87°00'04"W	400.000	No	600804.370	2001381.029
6	Line	S02°54'07"W	364.000	No	600440.837	2001362.601
7	Line	S01°42'37"W	75.150	No	600365.720	2001360.358
8	Line	N89°07'38"W	600.480	No	600374.867	2000759.948
9	Line	N12°52'46"W	119.330	No	600491.195	2000733.349
10	Line	S87°00'04"E	126.930	No	600484.554	2000860.105
11	Line	N02°54'07"E	346.630	No	600830.740	2000877.654
12	Line	N00°36'27"W	317.400	No	601148.122	2000874.289
13	Line	N89°20'11"E	101.800	No	601149.301	2000976.082
14	Line	N02°19'43"E	203.520	No	601352.653	2000984.351
15	Line	N85°28'55"W	103.080	No	601360.773	2000881.591
16	Line	N01°40'33"E	180.650	No	601541.345	2000886.874
17	Line	S69°44'17"W	451.710	No	601384.913	2000463.117
18	Line	N02°52'55"E	35.850	No	601420.717	2000464.919
19	Line	N67°54'48"E	30.980	No	601432.366	2000493.626
20	Line	N02°55'49"E	249.920	No	601681.959	2000506.402
21	Line	N87°04'11"W	265.080	No	601695.510	2000241.668
22	Line	N02°55'49"E	206.760	No	601902.000	2000252.238
23	Line	S87°09'43"E	2641.700	No	601771.201	2002890.698
24	Line	S02°41'52"W	1869.520	No	599903.753	2002802.704

Ending location (North, East) = ( 599903.753, 2002802.704 )

Total Distance : 10579.810  
Total Traverse Stations : 25  
Misclosure Direction : N10°34'01"E (from ending location to starting location)  
Misclosure Distance : 0.004  
Error of Closure : 1:2770864.2  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 2939907.676 sq. ft. (straight segment added to close traverse)  
= 67.490993 Acres

Lot Closure Report - Lot : 5.480 Ac east

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N87°00'04"W	361.700	No	599924.249	2002411.541
2	Line	N02°42'07"E	195.870	No	600119.901	2002420.774
3	Line	N86°10'11"W	381.220	No	600145.367	2002040.406
4	Line	N02°54'07"E	221.840	No	600366.923	2002051.637
5	Line	S87°01'18"E	742.050	No	600328.367	2002792.685
6	Line	S02°41'52"W	423.500	No	599905.337	2002772.751

Ending location (North, East) = ( 599905.337, 2002772.751 )

Total Distance : 2326.180  
 Total Traverse Stations : 7  
 Misclosure Direction : S29°20'29"W (from ending location to starting location)  
 Misclosure Distance : 0.012  
 Error of Closure : 1:196509.4  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 238702.621 sq. ft. (straight segment added to close traverse)  
 = **5.479858 Acres**

Lot Closure Report - Lot : 9.916 Ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S02°54'07"W	423.230	No	599944.236	2002030.210
2	Line	N87°00'04"W	1007.610	No	599996.950	2001023.980
3	Line	N34°56'21"W	461.020	No	600374.876	2000759.951
4	Line	S89°07'38"E	600.480	No	600365.730	2001360.361
5	Line	S04°42'37"W	125.410	No	600240.376	2001356.618
6	Line	S89°18'29"E	203.010	No	600237.924	2001559.614
7	Line	N32°20'31"E	45.190	No	600276.104	2001583.789
8	Line	N12°05'03"W	119.100	No	600392.564	2001558.855
9	Line	S87°01'18"E	493.450	No	600366.926	2002051.639

Ending location (North, East) = ( 600366.926, 2002051.639 )

Total Distance : 3478.500  
 Total Traverse Stations : 10  
 Misclosure Direction : S35°46'29"W (from ending location to starting location)  
 Misclosure Distance : 0.003  
 Error of Closure : 1:1014316.5  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 431924.520 sq. ft. (straight segment added to close traverse)  
 = **9.915623 Acres (call 9.915 for rounding)**



Lot Closure Report - Lot : 4.463 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N87°01'18"W	201.560	No	600392.551	2001558.848
2	Line	S12°05'03"E	119.100	No	600276.090	2001583.781
3	Line	S32°20'31"W	45.190	No	600237.911	2001559.606
4	Line	N89°18'29"W	203.010	No	600240.362	2001356.611
5	Line	N01°42'37"E	200.560	No	600440.833	2001362.596
6	Line	N02°54'07"E	364.000	No	600804.366	2001381.024
7	Line	S87°00'04"E	400.000	No	600783.440	2001780.477
8	Line	S02°54'07"W	401.880	No	600382.075	2001760.131

Ending location (North, East) = ( 600382.075, 2001760.131 )

Total Distance : 1935.300  
 Total Traverse Stations : 9  
 Misclosure Direction : N51°42'08"E (from ending location to starting location)  
 Misclosure Distance : 0.006  
 Error of Closure : 1:330720.7  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 194400.793 sq. ft. (straight segment added to close traverse)  
 = **4.462828 Acres**

Lot Closure Report - Lot : 6.551 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N87°00'04"W	126.930	No	600491.195	2000733.349
2	Line	N12°52'46"W	360.380	No	600842.508	2000653.020
3	Line	N87°00'04"W	25.280	No	600843.830	2000627.775
4	Line	N03°38'58"E	317.960	No	601161.146	2000648.013
5	Line	N86°42'25"W	195.910	No	601172.399	2000452.427
6	Line	N02°52'55"E	212.790	No	601384.920	2000463.126
7	Line	N69°44'17"E	451.710	No	601541.353	2000886.883
8	Line	S01°40'33"W	180.650	No	601360.780	2000881.600
9	Line	S85°28'55"E	103.080	No	601352.660	2000984.360
10	Line	S02°19'43"W	203.520	No	601149.309	2000976.091
11	Line	S89°20'11"W	101.800	No	601148.129	2000874.298
12	Line	S00°36'27"E	317.400	No	600830.747	2000877.663
13	Line	S02°54'07"W	346.630	No	600484.562	2000860.114

Ending location (North, East) = ( 600484.562, 2000860.114 )

Total Distance : 2944.040  
 Total Traverse Stations : 14  
 Misclosure Direction : S49°44'44"W (from ending location to starting location)  
 Misclosure Distance : 0.012  
 Error of Closure : 1:246350.9  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 285343.138 sq. ft. (straight segment added to close traverse)  
 = **6.550577 Acre**



Lot Closure Report - Lot : 4.929Ac

file- H:\ADAT4\AJOB5\2K23\job024\223024.ms\lc\_4.929Ac.txt

Monday, January 8, 2024, 2:42:14p.m.

Starting location (North, East) = ( 599996.950, 2001023.980 )

(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	N34°56'21"W	461.020	No	600374.876	2000759.951
2	Line	S89°07'38"E	600.480	No	600365.730	2001360.361
3	Line	S01°42'37"W	125.410	No	600240.376	2001356.618
4	Line	S89°18'29"E	203.010	No	600237.924	2001559.614
5	Line	S32°20'31"W	99.130	No	600154.172	2001506.582
6	Line	S10°43'59"W	183.920	No	599973.469	2001472.330
7	Line	N87°00'04"W	448.970	No	599996.958	2001023.975

Ending location (North, East) = ( 599996.958, 2001023.975 )

Total Distance : 2121.940  
 Total Traverse Stations : 8  
 Misclosure Direction : S34°50'16"E (from ending location to starting location)  
 Misclosure Distance : 0.009  
 Error of Closure : 1:224798.9  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 214705.887 sq. ft. (straight segment added to close traverse)  
 = 4.928969 Acres

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Lot Closure Report - Lot : 2.151Ac

file- H:\ADAT4\AJOB5\2K23\job024\223024.ms\lc\_2.150Ac.txt

Monday, January 8, 2024, 2:46:10p.m.

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N10°43'59"E	183.920	No	600154.172	2001506.582
2	Line	N32°20'31"E	144.320	No	600276.104	2001583.789
3	Line	N12°05'03"W	119.100	No	600392.564	2001558.855
4	Line	S87°01'18"E	201.560	No	600382.092	2001760.143
5	Line	S02°54'17"W	423.130	No	599959.505	2001738.701
6	Line	N87°00'04"W	266.750	No	599973.461	2001472.316

Ending location (North, East) = ( 599973.461, 2001472.316 )

Total Distance : 1338.780  
 Total Traverse Stations : 7  
 Misclosure Direction : N57°23'00"E (from ending location to starting location)  
 Misclosure Distance : 0.016  
 Error of Closure : 1:83606.8  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 93690.179 sq. ft. (straight segment added to close traverse)  
 = 2.150831 Acres

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Lot Closure Report - Lot : 0.940Ac

file- H:\ADAT4\AJOB5\2K23\job024\223024.ms\lc\_0.940Ac.txt  
Monday, January 8, 2024, 2:57:46p.m.

Starting location (North, East) = ( 600240.376, 2001356.618 )

(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	N01°42'37"E	200.560	No	600440.846	2001362.604
2	Line	S86°59'41"E	188.290	No	600430.975	2001550.635
3	Line	S12°05'03"E	158.380	No	600276.104	2001583.792
4	Line	S32°20'31"W	45.190	No	600237.924	2001559.616
5	Line	N89°18'29"W	203.010	No	600240.376	2001356.621

Ending location (North, East) = ( 600240.376, 2001356.621 )

Total Distance : 795.430  
Total Traverse Stations : 6  
Misclosure Direction : S81°05'43"W (from ending location to starting location)  
Misclosure Distance : 0.003  
Error of Closure : 1:268600.6  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 40965.230 sq. ft. (straight segment added to close traverse)  
= 0.940432 Acres

\*\*\*\*\*

Lot Closure Report - Lot : 1.400Ac

file- H:\ADAT4\AJOB5\2K23\job024\223024.ms\lc\_1.400Ac.txt  
Monday, January 8, 2024, 3:01:06p.m.

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S87°00'04"E	224.940	No	600830.740	2000877.652
2	Line	S02°54'07"W	346.630	No	600484.554	2000860.103
3	Line	N87°00'04"W	126.930	No	600491.195	2000733.347
4	Line	N12°52'46"W	360.380	No	600842.508	2000653.018

Ending location (North, East) = ( 600842.508, 2000653.018 )

Total Distance : 1058.880  
Total Traverse Stations : 5  
Misclosure Direction : S82°41'43"E (from ending location to starting location)  
Misclosure Distance : 0.002  
Error of Closure : 1:569805.2  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 60984.576 sq. ft. (straight segment added to close traverse)  
= 1.400013 Acres

Lot Closure Report - Lot : 5.480 AC\_west

file- H:\ADAT4\AJOB5\2K23\job024\223024.ms\lc\_5.480 AC\_west.txt  
Wednesday, January 10, 2024, 10:51:20a.m.

Starting location (North, East) = ( 600365.720, 2001360.358 )

(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°07'38"W	600.480	No	600374.867	2000759.948
2	Line	N12°52'46"W	119.330	No	600491.195	2000733.349
3	Line	S87°00'04"E	126.930	No	600484.554	2000860.105
4	Line	N02°54'07"E	346.630	No	600830.740	2000877.654
5	Line	S87°00'04"E	504.070	No	600804.368	2001381.034
6	Line	S02°54'07"W	364.000	No	600440.835	2001362.605
7	Line	S01°42'37"W	75.150	No	600365.719	2001360.363

Ending location (North, East) = ( 600365.719, 2001360.363 )

Total Distance : 2136.590  
Total Traverse Stations : 8  
Misclosure Direction : N71°14'59"W (from ending location to starting location)  
Misclosure Distance : 0.005  
Error of Closure : 1:443873.7  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 238696.380 sq. ft. (straight segment added to close traverse)  
= 5.479715 Acres

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