



**LEGAL DESCRIPTION**  
**3.190 Acres**

Situated in the **Southeast Quarter of Section 36**, T-17 North, R-12 West, Congress Lands North of the Old Seven Ranges, **Township of Green**, County of Wayne, State of Ohio.

Being part of a 15.18 acre parcel described in a deed to Donald J. Starn, Trustee of the Donald J. Starn Revocable Trust U/A dated 8-11-2017, recorded in Official Record Volume 865, page 521 of the Wayne County Recorder's office in Wooster, Ohio and is described as follows:

**Commencing** at the southeast corner of the southeast quarter section of Section 36, in Wadsworth Road (State Route 57) and being on the line between Green Township and Baughman Township, as referenced on survey record V V-797—witnessed by a 1 inch by 1 inch square iron bar found, South 89° 24' 33" East, 22.29 feet and by a 1 inch by 1 inch square iron bar found, North 89° 13' 02" East, 24.97 feet;

Thence, North 01° 24' 00" East, 684.97 feet, in Wadsworth Road, along the East line of said quarter section and the line between Green and Baughman Townships, to a timber spike set at the northeast corner of Donald J. Starn, Trustee of the Donald J. Starn Revocable Trust U/A dated 8-11-2017, hereinafter referenced Starn Revocable Trust, a 1.99 acre parcel – witnessed by a 3/4" diameter iron pipe found North 89° 39' 48" West, 45.96 feet;

Thence, North 89° 39' 48" West, 294.55 feet, leaving said quarter section line along the North line of said Starn Revocable Trust, to a 3/4 inch diameter iron pipe found at a northeast corner of said Starn Revocable Trust, a 15.18 acre parcel;

Thence, North 88° 56' 01" West, 671.63 feet, along a North line of said Starn Revocable Trust, to a capped pin set at the **Point of Beginning** of the parcel herein described;

Thence, with the following FOUR boundary calls:

- 1. Thence, South 06° 34' 43" West, 442.61 feet**, with a new made line partitioning the grantor's property, to a capped iron pin marked "SJL, INC" found at a northeast corner of Darrell G. Mosley II and Jillian E. Mosley as described in Official Record Volume 967, Page 3295;
- 2. Thence, North 59° 47' 27" West, 444.80 feet**, along a northeast line of said Mosley, to a capped iron pin marked "SJL, INC" found and being the West line of said Starn Revocable Trust, a 15.18 acre parcel;
- 3. Thence, North 00° 07' 39" West, 224.00 feet**, along the west line of said Starn Revocable Trust, to a 1 inch diameter iron pipe found;
- 4. Thence, South 88° 56' 01" East, 435.68 feet**, along the North line of said Starn Revocable Trust, to the **Point of Beginning**;

**Containing 3.190 acres**, and being subject to all legal highways, conditions, leases, restrictions, covenants, servitudes and easements of record.

The bearings herein are relative to grid North of the Ohio State Plane Coordinate System, 3401 Zone, NAD 83 Geodetic Datum and are to be used for angular determination only.

This description is based upon a field survey completed on October 10, 2024 by Redbird Land Surveying under the direct supervision of Kenneth J. Marhoffer as responsible in charge, Ohio Registered Surveyor

This description is based upon a field survey completed on October 10, 2024 by Redbird Land Surveying under the direct supervision of Kenneth J. Marhoffer as responsible in charge, Ohio Registered Surveyor Number 8805 and exceeds the requirements set forth in O.A.C 4733-37 established by the State of Ohio. All capped pins set are 30 inches long, 5/8 inch diameter, iron rebar with a blue plastic identification cap marked, MARHOFFER REDBIRD S-8805. All timber spikes set are 8 inches long, 3/8 inch diameter, iron spikes with an iron identification shiner marked, S-8805. Distances herein are ground distances reported in U.S. Survey feet.

See filed survey made in conjunction with and considered an integral part of this description.

Survey Reference: XX-9160

Prior Instrument: Official Record Volume 865, Page 521

Permanent Parcel #: part of 32-00318.000



K. J. Marhoffer 10-23-2024  
Prepared by: Kenneth J. Marhoffer, P.S. 8805



**LEGAL DESCRIPTION**  
**4.482 Acres**

Situated in the **Southeast Quarter of Section 36**, T-17 North, R-12 West, Congress Lands North of the Old Seven Ranges, **Township of Green**, County of Wayne, State of Ohio.

Being part of a 20.841 acre parcel described in a deed to Donald J. Starn, Trustee of the Donald J. Starn Revocable Trust U/A dated 8-11-2017, recorded in Official Record Volume 865, page 521 of the Wayne County Recorder's office in Wooster, Ohio and is described as follows:

**Commencing** at the southeast corner of the southeast quarter section of Section 36, in Wadsworth Road (State Route 57) and being on the line between Green Township and Baughman Township, as referenced on survey record V V-797 – witnessed by a 1 inch by 1 inch square iron bar found, South 89° 24' 33" East, 22.29 feet and by a 1 inch by 1 inch square iron bar found, North 89° 13' 02" East, 24.97 feet;

Thence, North 01° 24' 00" East, 714.98 feet, in Wadsworth Road, along the East line of said quarter section and the line between Green and Baughman Townships, to a timber spike set at the **Point of Beginning** of the parcel herein described – witnessed by a capped iron pin set North 89° 39' 48" West, 45.96 feet;

Thence, with the following SEVEN boundary calls:

- 1. Thence, North 89° 39' 48" West, 294.92 feet**, leaving said quarter section line along with a new made line partitioning the grantor's property, to a capped iron pin set;
- 2. Thence, North 88° 56' 01" West, 509.74 feet**, with a new made line partitioning the grantor's property, to a capped iron pin set;
- 3. Thence, North 01° 03' 59" East, 369.37 feet**, with a new made line partitioning the grantor's property, to a capped iron pin set on the South line of HI-O-Brook Farm, LLC as described in Official Record Volume 691, Page 396;
- 4. Thence, South 89° 18' 03" East, 192.18 feet**, along the South line of said HI-O-Brook Farm, LLC, to a capped iron pin marked "Laurila 7663" found at the northwest corner of Lawrence R. Fiscus and Judith L. Fiscus as described in Official Record Volume 270, Page 976;
- 5. Thence, South 01° 21' 59" West, 169.01 feet**, along the West line of said Fiscus, to a capped iron pin marked "Laurila 7663" found;
- 6. Thence, South 89° 17' 22" East, 614.52 feet**, along the South line of said Fiscus, to a timber spike set in aforementioned Wadsworth Road and East quarter section line – witnessed by a capped iron pin marked "Laurila 7663" found, North 89° 17' 22" West, 45.54 feet;
- 7. Thence, South 01° 24' 00" West, 201.66 feet**, in Wadsworth Road and along the East line of said quarter section and the line between Green and Baughman Townships, to the **Point of Beginning**;

**Containing 4.482 acres**, and being subject to all legal highways, conditions, leases, restrictions, covenants, servitudes and easements of record.

The bearings herein are relative to grid North of the Ohio State Plane Coordinate System, 3401 Zone, NAD 83 Geodetic Datum and are to be used for angular determination only.

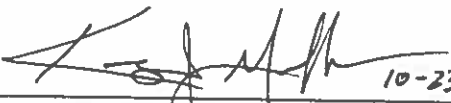
Number 8805 and exceeds the requirements set forth in O.A.C 4733-37 established by the State of Ohio. All capped pins set are 30 inches long, 5/8 inch diameter, iron rebar with a blue plastic identification cap marked, MARHOFFER REDBIRD S-8805. All timber spikes set are 8 inches long, 3/8 inch diameter, iron spikes with an iron identification shiner marked, S-8805. Distances herein are ground distances reported in U.S. Survey feet.

See filed survey made in conjunction with and considered an integral part of this description.

Survey Reference: XX-9100

Prior Instrument: Official Record Volume 865, Page 521

Permanent Parcel #: part of 32-00318.002

 10-23-2024

Prepared by: Kenneth J. Marhoffer, P.S. 8805





**LEGAL DESCRIPTION**  
**19.410 Acres**

Situated in the **Southeast Quarter of Section 36**, T-17 North, R-12 West, Congress Lands North of the Old Seven Ranges, **Township of Green**, County of Wayne, State of Ohio.

Being all remaining of a 20.841 acre parcel and part of a 15.18 acre parcel described in a deed to Donald J. Starn, Trustee of the Donald J. Starn Revocable Trust U/A dated 8-11-2017, recorded in Official Record Volume 865, page 521 of the Wayne County Recorder's office in Wooster, Ohio and is described as follows:

**Commencing** at the southeast corner of the southeast quarter section of Section 36, in Wadsworth Road (State Route 57) and being on the line between Green Township and Baughman Township, as referenced on survey record V V-797—witnessed by a 1 inch by 1 inch square iron bar found, South 89° 24' 33" East, 22.29 feet and by a 1 inch by 1 inch square iron bar found, North 89° 13' 02" East, 24.97 feet;

Thence, North 01° 24' 00" East, 684.97 feet, in Wadsworth Road, along the East line of said quarter section and the line between Green and Baughman Townships, to a timber spike set at the northeast corner of Donald J. Starn, Trustee of the Donald J. Starn Revocable Trust U/A dated 8-11-2017, hereinafter referenced Starn Revocable Trust, a 1.99 acre parcel, at the **Point of Beginning** of the parcel herein described – witnessed by a 3/4" diameter iron pipe found North 89° 39' 48" West, 45.96 feet;

Thence, with the following SEVENTEEN boundary calls:

- 1. Thence, North 89° 39' 48" West, 294.55 feet**, leaving said quarter section line along the North line of said Starn Revocable Trust, to a 3/4 inch diameter iron pipe found at a northeast corner of said Starn Revocable Trust, a 15.18 acre parcel;
- 2. Thence, North 88° 56' 01" West, 671.63 feet**, along a North line of said Starn Revocable Trust, to a capped pin set;
- 3. Thence, South 06° 34' 43" West, 442.61 feet**, with a new made line partitioning the grantor's property, to a capped iron pin marked "SJL, INC" found at a northeast corner of Darrell G. Mosley II and Jillian E. Mosley as described in Official Record Volume 967, Page 3295;
- 4. Thence, North 59° 47' 27" West, 444.80 feet**, along a northeast line of said Mosley, to a capped iron pin marked "SJL, INC" found;
- 5. Thence, South 00° 43' 21" West, 50.56 feet**, along a West line of said Mosley, to a point of departure that falls in the waters of Sugar Creek – witnessed, whence, South 00° 43' 21" West, 23.36 feet to a point of departure, whence, South 28° 34' 57" West, 40.00 feet to a capped iron pin marked "Marhoffer Redbird S-8805" found;
- 6. Thence, North 56° 49' 29" West, 533.50 feet**, along a northeast line of said Mosley, in part in the waters of Sugar Creek, to a capped iron pin marked "Laurila Assoc." found;
- 7. Thence, South 12° 10' 20" East, 72.60 feet**, along a West line of said Mosley, to a point of departure that falls in the waters of Sugar Creek – witnessed by a 3/4 inch diameter iron pipe found South 04° 41' 11" East, 32.00 feet;
- 8. Thence, North 63° 33' 10" West, 529.07 feet**, in the waters of Sugar Creek, along a northeast line of said Mosley, in part along a northeast line of Douglas J. Sidle, Trustee and Cynthia L. Sidle, Trustee as

described in Official Record Volume 967, Page 3291, to a point of departure at a southerly corner of Duane Shoup as described in Official Record Volume 350, Page 251 – witnessed by a capped iron pin found marked "Marhoffer Redbird S-8805" found, South 26° 26' 50" West, 65.00 feet;

**9. Thence, South 86° 27' 05" East, 66.00 feet**, along a southeast line of said Shoup, to a point of departure on the North top of bank of Sugar Creek – witnessed by a capped pin set, North 28° 00' 55" East, 47.24 feet;

**10. Thence, North 28° 00' 55" East, 212.39 feet**, along a southeast line of said Shoup, to a capped iron pin marked "Laurila Assoc." found;

**11. Thence, North 56° 36' 55" East, 630.99 feet**, along a southeast line of said Shoup, to a 1-1/4 inch diameter iron pipe found at a westerly corner of HI-O-Brook Farm, LLC as described in Official Record Volume 691, Page 396;

**12. Thence, South 10° 39' 05" East, 320.76 feet**, along a west line of said HI-O-Brook Farm, LLC, to a point of departure that falls on the west side of a drainage ditch – witnessed by a capped iron pin set, South 89° 18' 03" East, 28.48 feet;

**13. Thence, South 89° 18' 03" East, 758.04 feet**, along a south line of said HI-O-Brook Farm, LLC, to a capped iron pin set;

**14. Thence, South 01° 03' 59" West, 369.37 feet**, with a new made line partitioning the grantor's property, to a capped iron pin set;

**15. Thence, South 88° 56' 01" East, 509.74 feet**, with a new made line partitioning the grantor's property, to a capped iron pin set;

**16. Thence, South 89° 39' 48" East, 294.92 feet**, with a new made line partitioning the grantor's property, to a timber spike set in aforementioned Wadsworth Road and East quarter section line – witnessed by a capped iron pin set North 89° 39' 48" West, 45.96 feet;

**17. Thence, South 01° 24' 00" West, 30.01 feet**, in Wadsworth Road and along the East line of said quarter section and the line between Green and Baughman Townships, to the **Point of Beginning**;

**Containing 19.410 acres**, and being subject to all legal highways, conditions, leases, restrictions, covenants, servitudes and easements of record.

The bearings herein are relative to grid North of the Ohio State Plane Coordinate System, 3401 Zone, NAD 83 Geodetic Datum and are to be used for angular determination only.

This description is based upon a field survey completed on October 10, 2024 by Redbird Land Surveying under the direct supervision of Kenneth J. Marhoffer as responsible in charge, Ohio Registered Surveyor Number 8805 and exceeds the requirements set forth in O.A.C 4733-37 established by the State of Ohio. All capped pins set are 30 inches long, 5/8 inch diameter, iron rebar with a blue plastic identification cap marked, MARHOFFER REDBIRD S-8805. All timber spikes set are 8 inches long, 3/8 inch diameter, iron spikes with an iron identification shiner marked, S-8805. Distances herein are ground distances reported in U.S. Survey feet.

See filed survey made in conjunction with and considered an integral part of this description.

Survey Reference: XX-9100

Prior Instrument: Official Record Volume 865, Page 521

Permanent Parcel #: all remaining 32-00318.000, part of 32-00318.002

  
Prepared by: Kenneth J. Marhoffer, P.S. 8805



Map Check

24080-AG REC EXEMPT PARCEL

BOUNDARY CLOSURE

Course	Bearing	Distance	PT#	Northing	Easting	Description
			2405	416806.389	2175459.216	
2405-2406N	89°39'48" W	294.550	2406	416808.120	2175164.671	
2406-2407N	88°56'01" W	671.630	2407	416820.619	2174493.158	
2407-2408S	06°34'43" W	442.610	2408	416380.924	2174442.449	
2408-2409N	59°47'27" W	444.800	2409	416604.729	2174058.056	
2409-2410S	00°43'21" W	50.560	2410	416554.173	2174057.418	
2410-2411N	56°49'29" W	533.500	2411	416846.105	2173610.879	
2411-2412S	12°10'20" E	72.600	2412	416775.137	2173626.186	
2412-2413N	63°33'10" W	529.070	2413	417010.771	2173152.486	
2413-2414S	86°27'05" E	66.000	2414	417006.686	2173218.360	
2414-2415N	28°00'55" E	212.390	2415	417194.188	2173318.121	
2415-2416N	56°36'55" E	630.990	2416	417541.396	2173844.994	
2416-2417S	10°39'05" E	320.760	2417	417226.162	2173904.281	
2417-2418S	89°18'03" E	758.040	2418	417216.912	2174662.264	
2418-2419S	01°03'59" W	369.370	2419	416847.606	2174655.390	
2419-2420S	88°56'01" E	509.740	2420	416838.120	2175165.042	
2420-2421S	89°39'48" E	294.920	2421	416836.387	2175459.957	
2421-2422S	01°24'00" W	30.010	2422	416806.386	2175459.224	

Closure error distance> 0.0081 Error Bearing> S 65°02'32" E

Closure Precision> 1 in 774090.2 Total Distance Traversed> 6231.540

19.410 ACRES



Map Check

24080-HOUSE PARCEL

BOUNDARY CLOSURE



Course	Bearing	Distance	PT#	Northing	Easting	Description
			2423	417050.358	2175672.839	
2423-2424N	89°39'48" W	294.920	2424	417052.091	2175377.924	
2424-2425N	88°56'01" W	509.740	2425	417061.578	2174868.272	
2425-2426N	01°03'59" E	369.370	2426	417430.884	2174875.146	
2426-2427S	89°18'03" E	192.180	2427	417428.539	2175067.312	
2427-2428S	01°21'59" W	169.010	2428	417259.577	2175063.282	
2428-2429S	89°17'22" E	614.520	2429	417251.956	2175677.755	
2429-2430S	01°24'00" W	201.660	2430	417050.356	2175672.828	
Closure error distance> 0.0112 Error Bearing> S 80°05'07" W						
Closure Precision> 1 in 210021.2 Total Distance Traversed> 2351.400						
4.482 ACRES						

Map Check

24080-TRANSFER PARCEL

BOUNDARY CLOSURE

Course	Bearing	Distance	PT#	Northing	Easting	Description
			2431	416493.332	2175034.375	
2431-2432S	06°34'43" W	442.610	2432	416053.636	2174983.666	
2432-2433N	59°47'27" W	444.800	2433	416277.441	2174599.273	
2433-2434N	00°07'39" W	224.000	2434	416501.441	2174598.774	
2434-2435S	88°56'01" E	435.680	2435	416493.332	2175034.379	
Closure error distance> 0.0043 Error Bearing> N 88°13'08" E						
Closure Precision> 1 in 363820.1 Total Distance Traversed> 1547.090						
3.190						



Map Check

24080-RESIDUAL TMP F

BOUNDARY CLOSURE



Course	Bearing	Distance	PT#	Northing	Easting	Description
			2436	416081.182	2178573.032	
2436-2437N	89°39'48" W	294.550	2437	416082.912	2178278.487	
2437-2438N	88°56'01" W	1107.310	2438	416103.520	2177171.368	
2438-2439S	00°07'39" E	224.000	2439	415879.521	2177171.867	
2439-2440S	00°43'21" W	50.560	2440	415828.965	2177171.229	
2440-2441N	56°49'29" W	533.500	2441	416120.897	2176724.690	
2441-2442S	12°10'20" E	72.600	2442	416049.930	2176739.997	
2442-2443N	63°33'10" W	529.070	2443	416285.563	2176266.297	
2443-2444S	86°27'05" E	66.000	2444	416281.478	2176332.171	
2444-2445N	28°00'55" E	212.390	2445	416468.981	2176431.932	
2445-2446N	56°36'55" E	630.990	2446	416816.188	2176958.805	
2446-2447S	10°39'05" E	320.760	2447	416500.955	2177018.092	
2447-2448S	89°18'03" E	758.040	2448	416491.705	2177776.076	
2448-2449S	01°03'59" W	369.370	2449	416122.399	2177769.201	
2449-2450S	88°56'01" E	509.740	2450	416112.912	2178278.853	
2450-2451S	89°39'48" E	294.920	2451	416111.179	2178573.768	
2451-2452S	01°24'00" W	30.010	2452	416081.178	2178573.035	

Closure error distance> 0.0047 Error Bearing> S 40°49'08" E

Closure Precision> 1 in 1287519.2 Total Distance Traversed> 6003.810

16.220 ACRES