

**BOUNDARY DESCRIPTION**  
**25.469 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Baughman** in the southeast quarter of Section 33, T-17N, R-11W.

Being part of the land described in a deed to **Wenger Properties, LLC** recorded in official record volume 573, page 1096 of the Wayne County records.

Described as follows:

**Beginning** in Rudy Road (Township Road 401) on the line between Baughman Township and Sugar Creek Township at the southeast corner of the southeast quarter of Section 33 – said corner witnessed by a 5/8 inch diameter steel reference pin found N 01° 53' 18" W 30.00 feet.

Thence with the following SIX courses:

- 1) **N 88° 40' 00" W 293.39 feet**, in Rudy Road and along the township line, to a 5/8 inch diameter steel pin found at the northeast corner of Section 4 (Sugar Creek Township).
- 2) **N 87° 56' 26" W 545.93 feet**, along the township line and in Rudy Road, to a point in Wenger Road (Township Road 7) – witnessed by a capped reference pin set N 87° 56' 26" W 26.67 feet and a cotton gin spike found S 1° 57' 19" E 1.74 feet.
- 3) **N 01° 57' 19" E 898.27 feet**, in Wenger Road, to the northeast corner of Clarice A. Shisler, Trustee as described in official record volume 573, page 1094 – witnessed by a capped reference pin found N 88° 02' 41" W 30.00 feet.
- 4) **N 02° 03' 32" E 422.36 feet**, in Wenger Road, to the southeast corner of Rachael and Joel Martin as described in official record volume 903, page 3396 – witnessed by a capped reference pin marked "SJL" found N 88° 23' 36" W 30.24 feet and a capped reference pin set S 88° 23' 36" E 17.62 feet.
- 5) **S 88° 23' 36" E 837.00 feet**, along the south line of F. Scott and Nicole Myers as described in official record volume 746, page 1008, to a capped pin set on the east line of the quarter section.
- 6) **S 01° 53' 18" W 1323.53 feet**, along the east line of the quarter section, to the **Point of Beginning**.

**This parcel contains 25.469 acres.**

**Prior Instrument: official record volume 573, page 1096.**

**Permanent Parcel #: part of 01-00162.000**

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 979

All bearings are related and common with record survey TT-333.

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.

 12/09/24

Edward A. Gasbarre, P.S. 7036

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**BOUNDARY DESCRIPTION**  
**53.671 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Baughman** in the southeast quarter of Section 33, T-17N, R-11W.

Being part of the land described in a deed to **Wenger Properties, LLC** recorded in official record volume 573, page 1096 of the Wayne County records.

Described as follows:

**Beginning** at a 20 inch diameter Oak Tree on the line between Baughman Township and Sugar Creek Township, marking the southwest corner of the southeast quarter of Section 33 – witnessed by a capped reference pin marked “Rudolph 6449” found N 01° 29’ 06” E 1.45 feet.

Thence with the following EIGHT courses:

- 1) **N 01° 29’ 06” E 1305.97 feet**, along the west line of the quarter section, to a stone monument found at the southwest corner of F. Scott and Nicole Myers as described in official record volume 746, page 1008.
- 2) **S 88° 23’ 36” E 1861.66 feet**, along the south line of Myers, to a point in Wenger Road (Township Road 7) at the southeast corner of Rachael and Joel Martin as described in official record volume 903, page 3396 – witnessed by a capped reference pin marked “SJL” found N 88° 23’ 36” W 30.24 feet and a capped reference pin set S 88° 23’ 36” E 17.62 feet.
- 3) **S 02° 03’ 32” W 422.36 feet**, in Wenger Road, to the northeast corner of Clarice A. Shisler, Trustee as described in official record volume 573, page 1094 – witnessed by a capped reference pin found N 88° 02’ 41” W 30.00 feet.
- 4) **N 88° 02’ 41” W 264.13 feet**, along the north line of Shisler, to a 5/8 inch diameter steel pin found at the northwest corner thereof.
- 5) **S 01° 57’ 19” W 375.01 feet**, along the west line of Shisler, to a 5/8 inch diameter steel pin found at the southwest corner thereof.
- 6) **S 88° 02’ 41” E 264.13 feet**, along the south line of Shisler, to a point in Wenger Road – witnessed by a capped reference pin set N 88° 02’ 41” W 30.00 feet.
- 7) **S 01° 57’ 19” W 523.26 feet**, in Wenger Road, to a point on the township line and in the intersection of Rudy Road (Township Road 401) – witnessed by a capped reference pin set N 87° 56’ 26” W 26.67 feet and a cotton gin spike found S 01° 57’ 19” W 1.74 feet

8) N 87° 56' 26" W 1850.14 feet, along the township line, to the **Point of Beginning**.

**This parcel contains 53.671 acres.**

**Prior Instrument: official record volume 573, page 1096.**

**Permanent Parcel #: part of 01-00162.000**

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 979

All bearings are related and common with record survey TT-333.

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.

 12/09/24

Edward A. Gasbarre, P.S. 7036

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# Wenger Properties Closure Report 224105

Lot Closure Report - Lot : 53.671 Ac  
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file- H:\ADAT4\AJOB5\2K24\Job105\224105.msj\lc\_53.671 Ac.txt  
 Wednesday, November 27, 2024, 2:00:35p.m.

Starting location (North, East) = ( 5892.081, 16130.065 )

(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°29'06"E	1305.970	No	7197.612	16163.909
2	Line	S88°23'36"E	1861.660	No	7145.415	18024.837
3	Line	S02°03'32"W	422.360	No	6723.328	18009.663
4	Line	N88°02'41"W	264.130	No	6732.340	17745.687
5	Line	S01°57'19"W	375.010	No	6357.548	17732.892
6	Line	S88°02'41"E	264.130	No	6348.536	17996.868
7	Line	S01°57'19"W	523.260	No	5825.581	17979.015
8	Line	N87°56'26"W	1850.140	No	5892.068	16130.070

Ending location (North, East) = ( 5892.068, 16130.070 )

Total Distance : 6866.660  
 Total Traverse Stations : 9  
 Misclosure Direction : N22°16'11"W (from ending location to starting location)  
 Misclosure Distance : 0.014  
 Error of Closure : 1:496318.2  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 2337928.120 sq. ft. (straight segment added to close  
 traverse)

**= 53.671444 Acres**

Lot Closure Report - Lot : 25.469 Ac  
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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N01°57'19"E	898.270	No	6723.328	18009.663
2	Line	N02°03'32"E	422.360	No	7145.415	18024.837
3	Line	S88°23'36"E	837.000	No	7121.947	18861.508
4	Line	S01°53'18"W	1323.530	No	5799.136	18817.896
5	Line	N88°40'00"W	293.390	No	5805.963	18524.585
6	Line	N87°56'26"W	545.930	No	5825.582	17979.008

Ending location (North, East) = ( 5825.582, 17979.008 )

Total Distance : 4320.480  
 Total Traverse Stations : 7  
 Misclosure Direction : S82°33'54"E (from ending location to starting location)  
 Misclosure Distance : 0.007  
 Error of Closure : 1:604389.6  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 1109446.002 sq. ft. (straight segment added to close  
 traverse)

**= 25.469376 Acres**