

BOUNDARY DESCRIPTION

0.066 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southwest quarter of Section 22, T-14N, R-13W.**

Being part of the land described in a deed to **Schlabach Real Estate Holdings, LLC** recorded in official record volume 940, page 5919 of the Wayne County records.

Described as follows:

Commencing at a capped pin found marking the southwest corner of Section 22.

Thence N 00° 00' 00" E 1673.66 feet, along the west line of the quarter section, to a capped pin found at the northwest corner of Jonas R. and Wilma Schlabach as described in official record volume 494, page 1517.

Thence S 88° 11' 58" E 108.79 feet, along a northerly line of Schlabach, to a capped pin found.

Thence N 83° 50' 09" E 165.34 feet, along a northerly line of Schlabach, to a point in Munson Road (Township Road 210) – witnessed by a capped reference pin found S 83° 50' 09" W 20.91 feet.

Thence S 19° 09' 32" E 189.90 feet, in Munson Road and along an easterly line of Schlabach, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 80° 48' 06" E 37.53 feet.

Thence with the following **FOUR** courses:

- 1) **N 80° 48' 06" E 127.56 feet** to a capped pin set.
- 2) **S 29° 27' 07" E 23.61 feet** to a capped pin set on the northerly line of a 1.928 acre parcel described in said deed to Schlabach Real Estate Holdings, LLC.
- 3) **S 80° 48' 06" W 131.84 feet**, along the northerly line of the 1.928 acre parcel, to a point in Munson Road at the northwesterly corner thereof – witnessed by a 5/8 inch diameter steel reference pin found N 80° 48' 06" E 34.58 feet.
- 4) **N 19° 09' 32" W 22.49 feet**, in Munson Road and along an easterly line of said Jonas R. and Wilma Schlabach, to the **Point of Beginning**.

This parcel contains 0.066 acres.

Prior Instrument: official record volume 940, page 5919.

Permanent Parcel #: part of 30-00561.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March of 2025, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume YY, page 23.

All bearings are related and common with record survey PP-618.

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 3/08/25

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

1.994 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southwest quarter of Section 22, T-14N, R-13W.**

Being part of the land described in a deed to **Schlabach Real Estate Holdings, LLC** recorded in official record volume 940, page 5919 of the Wayne County records.

Described as follows:

Commencing at a capped pin found marking the southwest corner of Section 22.

Thence N 00° 00' 00" E 1673.66 feet, along the west line of the quarter section, to a capped pin found at the northwest corner of Jonas R. and Wilma Schlabach as described in official record volume 494, page 1517.

Thence S 88° 11' 58" E 108.79 feet, along a northerly line of Schlabach, to a capped pin found.

Thence N 83° 50' 09" E 165.34 feet, along a northerly line of Schlabach, to a point in Munson Road (Township Road 210) – witnessed by a capped reference pin found S 83° 50' 09" W 20.91 feet.

Thence S 19° 09' 32" E 189.90 feet, in Munson Road and along an easterly line of Schlabach, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 80° 48' 06" E 37.53 feet.

Thence with the following SIX courses:

- 1) **N 80° 48' 06" E 127.56 feet** to a capped pin set.
- 2) **S 29° 27' 07" E 23.61 feet** to a capped pin set on the northerly line of a 1.928 acre parcel described in said deed to Schlabach Real Estate Holdings, LLC.
- 3) **N 80° 48' 06" E 298.76 feet**, along the northerly line of the 1.928 acre parcel, to a capped pin found at the northwest corner of a 1.145 acre parcel described in a deed to Janet E. Miller recorded in official record volume 905, page 1757.
- 4) **S 00° 47' 05" E 236.92 feet**, along the west line of Miller, to a point in Harrison Road (County Road 2) at the southwest corner thereof – witnessed by a 5/8 inch diameter steel reference pin found N 00° 47' 05" W 25.00 feet.

- 5) S 87° 55' 06" W 365.54 feet, in Harrison Road and along a northerly line of said Jonas R. and Wilma Schlabach, to a railroad spike found in the intersection of Munson Road.
- 6) N 19° 09' 32" W 214.47 feet, in Munson Road and along an easterly line of Schlabach, to the **Point of Beginning**.

This parcel contains 1.994 acres.

Prior Instrument: official record volume 940, page 5919.

Permanent Parcel #: all of 30-00561.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 2025, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume YY, page 23.

All bearings are related and common with record survey PP-618.

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 3/08/25

Edward A. Gasbarre, P.S. 7036

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Schlabach Closure Report 225009

Lot Closure Report - Lot : 1.994 Ac

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Wednesday, February 26, 2025, 8:13:16a.m.

Starting location (North, East) = (4232.438, 6572.976)

(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	N80°48'06"E	127.560	No	4252.829	6698.895
2	Line	S29°27'07"E	23.610	No	4232.270	6710.504
3	Line	N80°48'06"E	298.760	No	4280.028	7005.422
4	Line	S00°47'05"E	236.920	No	4043.130	7008.667
5	Line	S87°55'06"W	365.540	No	4029.852	6643.368
6	Line	N19°09'32"W	214.470	No	4232.443	6572.982

Ending location (North, East) = (4232.443, 6572.982)

Total Distance : 1266.860
 Total Traverse Stations : 7
 Misclosure Direction : S51°51'34"W (from ending location to starting location)
 Misclosure Distance : 0.008
 Error of Closure : 1:163462.2
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 86872.781 sq. ft. (straight segment added to close traverse)
= 1.994325 Acres

Lot Closure Report - Lot : 0.066Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N80°48'06"E	127.560	No	4252.834	6698.901
2	Line	S29°27'07"E	23.610	No	4232.275	6710.510
3	Line	S80°48'06"W	131.840	No	4211.200	6580.366
4	Line	N19°09'32"W	22.490	No	4232.444	6572.985

Ending location (North, East) = (4232.444, 6572.985)

Total Distance : 305.500
 Total Traverse Stations : 5
 Misclosure Direction : S65°57'15"W (from ending location to starting location)
 Misclosure Distance : 0.003
 Error of Closure : 1:94621.1
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 2872.842 sq. ft. (straight segment added to close traverse)
= 0.065951 Acres
