

BOUNDARY DESCRIPTION
0.018 Acres

Situated in the State of Ohio, County of Wayne, **Township of Green** in the **southeast quarter of Section 2, T-17N, R-12W.**

Being part of the land described in a deed to **Betty J. Conrad, Trustee of the Betty J. Conrad Revocable Trust dated November 14, 2000** recorded in official record volume 312, page 634 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in the intersection of Fox Lake Road (Township Road 221) and Crown Hill Road (Township Road 47) marking the southeast corner of Section 2.

Thence N 86° 00' 00" W 2493.33 feet, along the south line of the quarter section and in Fox Lake Road, to a railroad spike found at the southwest corner of Scott D. and Cathleen J. Imhoff as described in deed volume 598, page 54 and the **Point of Beginning** for the parcel herein described.

Thence with the following FIVE courses:

- 1) N 86° 00' 00" W 2.40 feet, along the south line of the quarter section and in Fox Lake Road, to a point – witnessed by a capped reference pin set N 4° 00' 00" E 35.05 feet.
- 2) N 4° 00' 00" E 326.46 feet to a capped pin set.
- 3) S 54° 44' 44" E 2.81 feet to the northwest corner of said Imhoff.
- 4) S 4° 00' 00" W 325.00 feet, along the west line of Imhoff, to the **Point of Beginning**.

This parcel contains 0.018 acres.

Prior Instrument: official record volume 312, page 634.

Permanent Parcel #: part of 31-00176.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 2026, 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 273

All bearings are related and common with record survey FF-174A.

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
0.430 Acres

Situated in the State of Ohio, County of Wayne, **Township of Green** in the **southeast quarter of Section 2, T-17N, R-12W.**

Being part of the land described in a deed to **Betty J. Conrad, Trustee of the Betty J. Conrad Revocable Trust dated November 14, 2000** recorded in official record volume 312, page 634 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in the intersection of Fox Lake Road (Township Road 221) and Crown Hill Road (Township Road 47) marking the southeast corner of Section 2.

Thence N 86° 00' 00" W 2193.08 feet, along the south line of the quarter section and in Fox Lake Road, to the **Point of Beginning** for the parcel herein described - witnessed by a capped reference pin set N 4° 00' 00" E 27.88 feet.

Thence with the following FIVE courses:

- 1) N 86° 00' 00" W 100.25 feet, along the south line of the quarter section and in Fox Lake Road, to the southeast corner of Scott D. and Cathleen J. Imhoff as described in deed volume 598, page 54.
- 2) N 0° 00' 00" E 190.00 feet, along the east line of Imhoff, to the northeast corner thereof.
- 3) N 51° 58' 50" W 241.30 feet, along the north line of Imhoff, to the northwest corner thereof.
- 4) S 54° 44' 44" E 351.22 feet to a capped pin set.
- 5) S 4° 00' 00" W 142.78 feet to the **Point of Beginning.**

This parcel contains 0.430 acres.

Prior Instrument: official record volume 312, page 634.

Permanent Parcel #: part of 31-00176.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 2026, 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 273

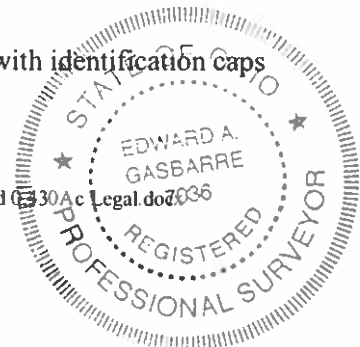
All bearings are related and common with record survey FF-174A.

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 3/24/26

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
1.630 Acres

Situated in the State of Ohio, County of Wayne, **Township of Green** in the **southeast quarter of Section 2, T-17N, R-12W.**

Being all of the land described in deeds to **Scott D. and Cathleen J. Imhoff** recorded in deed volume 598, page 54 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in the intersection of Fox Lake Road (Township Road 221) and Crown Hill Road (Township Road 47) marking the southeast corner of Section 2.

Thence N 86° 00' 00" W 2193.08 feet, along the south line of the quarter section and in Fox Lake Road, to the **Point of Beginning** for the parcel herein described - witnessed by a capped reference pin set N 4° 00' 00" E 27.88 feet.

Thence with the following FOUR courses:

- 1) **N 86° 00' 00" W 302.65 feet**, along the south line of the quarter section and in Fox Lake Road, to a point - witnessed by a capped reference pin set N 4° 00' 00" E 35.05 feet and a railroad spike found S 86° 00' 00" E 2.40 feet.
- 2) **N 4° 00' 00" E 326.46 feet** to a capped pin set.
- 3) **S 54° 44' 44" E 354.03 feet** to a capped pin set.
- 4) **S 4° 00' 00" W 142.78 feet** to the **Point of Beginning**.

This parcel contains 1.630 acres.


Prior Instrument: deed volume 598, page 54 and official record volume ____, page ____.

Permanent Parcel #: all of 31-00176.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March of 2026, 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 273.

All bearings are related and common with record survey FF-174A.

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.

 3/24/26

Edward A. Gasbarre, P.S. 7036

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Imhoff Closure Report 225141

Lot Closure Report - Lot : 1.630 Ac

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file- H:\ADAT4\AJOB5\2K25\Job141\225141.ms\lc_1.630 Ac.txt
Monday, March 9, 2026, 2:11:11p.m.

Starting location (North, East) = (5188.774, 5013.746)

(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	N4°00'00"E	326.460	No	5514.438	5036.519
2	Line	S54°44'44"E	354.030	No	5310.089	5325.619
3	Line	S4°00'00"W	142.780	No	5167.657	5315.659
4	Line	N86°00'00"W	302.650	No	5188.769	5013.746

Ending location (North, East) = (5188.769, 5013.746)

Total Distance : 1125.920
Total Traverse Stations : 5
Misclosure Direction : N1°34'36"E (from ending location to starting location)
Misclosure Distance : 0.005
Error of Closure : 1:235644.5
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 71008.513 sq. ft. (straight segment added to close traverse)
= 1.630131 Acres

Lot Closure Report - Lot : west addition

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N86°00'00"W	2.400	No	5622.021	3836.323
2	Line	N4°00'00"E	326.460	No	5947.685	3859.096
3	Line	S54°44'44"E	2.810	No	5946.063	3861.391
4	Line	S4°00'00"W	325.000	No	5621.855	3838.720

Ending location (North, East) = (5621.855, 3838.720)

Total Distance : 656.670
Total Traverse Stations : 5
Misclosure Direction : S50°43'53"W (from ending location to starting location)
Misclosure Distance : 0.003
Error of Closure : 1:218407.5
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 782.468 sq. ft. (straight segment added to close traverse)
= 0.017963 Acres

Lot Closure Report - Lot : east addition

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Tuesday, March 24, 2026, 10:18:58a.m.

Starting location (North, East) = (5946.063, 3861.391)

(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	S54°44'44"E	351.220	No	5743.336	4148.196
2	Line	S4°00'00"W	142.780	No	5600.904	4138.236
3	Line	N86°00'00"W	100.250	No	5607.897	4038.230
4	Line	N4°00'00"E	190.000	No	5797.434	4051.484
5	Line	N51°58'50"W	241.300	No	5946.058	3861.387

Ending location (North, East) = (5946.058, 3861.387)

Total Distance : 1025.550
Total Traverse Stations : 6
Misclosure Direction : N31°20'28"E (from ending location to starting location)
Misclosure Distance : 0.006
Error of Closure : 1:159682.8
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 18726.632 sq. ft. (straight segment added to close traverse)
= 0.429904 Acres