

BOUNDARY DESCRIPTION
39.246 Acres

Situated in the State of Ohio, County of Wayne, **Township of Congress** in the **northeast quarter of Section 30, T-21N, R-14W.**

Being part of a 104.71 acre tract and part of a 20 acre tract described in deeds to **Margarete Wise** recorded in deed volume 588, page 346 and deed volume 620, page 739 of the Wayne County records.

Described as follows:

Beginning at a stone monument found marking the southeast corner of the northeast quarter of Section 30.

Thence with the following EIGHT courses:

- 1) **N 89° 48' 00" W 1031.27 feet**, along the south line of the quarter section, to a 1-1/2 inch diameter crimped steel pipe found on the east line of Dennis Foltz Farms, LLC as described in official record volume 957, page 4869.
- 2) **N 01° 43' 20" W 2350.46 feet**, along the east line of Dennis Foltz Farms, LLC, to a capped pin marked "Rudolph 6449" found.
- 3) **N 02° 17' 59" W 282.81 feet**, along the east line of Dennis Foltz Farms, LLC, to a point on the north line of the quarter section and in Stair Road (Township Road 175) - witnessed by a capped reference pin marked "Rudolph 6449" found S 02° 17' 59" E 30.00 feet.
- 4) **N 89° 31' 02" E 202.90 feet**, along north line of the quarter section and in Stair Road, to the northwest corner of Freda L. Ross as described in official record volume 971, page 308 - witnessed by a capped reference pin found S 01° 43' 20" E 30.00 feet.
- 5) **S 01° 43' 20" E 741.70 feet**, along a westerly line of Ross, to a capped pin found.
- 6) **S 19° 43' 53" E 553.74 feet**, along a westerly line of Ross, to a capped pin found.
- 7) **N 89° 31' 02" E 651.73 feet**, along a southerly line of Ross, to a capped pin found on the east line of the quarter section.
- 8) **S 02° 03' 03" E 1381.08 feet**, along the east line of the quarter section, to the **Point of Beginning.**

This parcel contains 39.246 acres and is subject to the access easement recorded in official record volume 971, page 308.

Prior Instrument: deed volume 588, page 346 and deed volume 620, page 739.

Permanent Parcel #: all of 22-00747.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 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 288.

All bearings are related and common with record survey TT-774.

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 4/06/26

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
52.744 Acres

Situated in the State of Ohio, County of Wayne, **Township of Congress** in the **northwest and southwest quarters of Section 29, T-21N, R-14W.**

Being part of a 160 acre tract and part of a 26.22 acre tract described in deeds to **Margarete Wise** recorded in deed volume 588, page 346 and deed volume 620, page 739 of the Wayne County records.

Described as follows:

Beginning at a stone monument found marking the southwest corner of the northwest quarter of Section 29.

Thence with the following **ELEVEN** courses:

- 1) **N 02° 03' 03" W 954.43 feet**, along the west line of the quarter section, to a capped pin found at the southwest corner of Derek Paul and Kassandra D. Wise as described in official record volume 921, page 777.
- 2) **S 63° 58' 13" E 379.93 feet**, along the south line of Wise, to a capped pin found at the southeast corner thereof.
- 3) **N 04° 02' 18" W 1105.78 feet**, along the east line of Wise, to a capped pin found at the northeast corner thereof and on a southerly line of Freda L. Ross as described in official record volume 971, page 308.
- 4) **N 85° 48' 28" E 591.97 feet**, along a southerly line of Ross, to a capped pin found at the southeast corner thereof.
- 5) **N 05° 13' 20" E 155.34 feet**, along an easterly line of Ross, to a capped pin marked "Baker 6938" found at the southwest corner of James Tharp as described in official record volume 972, page 5551.
- 6) **S 89° 43' 11" E 317.92 feet**, along the south line of Tharp, to a capped pin marked "Baker 6938" found at the southeast corner thereof and on a westerly line of Jill Lionetti as described in official record volume 973, page 129.
- 7) **S 02° 31' 46" E 126.50 feet**, along a westerly of Lionetti, to a capped pin found.

- 8) **S 01° 31' 46" E 2382.27 feet**, along a westerly line of Lionetti, the extension thereof and passing in to the southwest quarter at a distance of 1923.20 feet, to a point in Easton Road (State Route 604) at the southwest corner of Northwinds Church as described in official record volume 896, page 4728 - witnessed by a capped reference pin found N 01° 31' 46" W 30.00 feet.
- 9) **S 80° 30' 55" W 982.23 feet**, in Easton Road and along the northerly line of Brenda Nichols as described in official record volume 255 page 783, to the southeast corner of Brett D. Arnette and Rebecca A. Arnette as described in official record volume 754, page 1718 - witnessed by a capped reference pin found N 02° 27' 23" W 30.00 feet.
- 10) **N 02° 27' 23" W 590.73 feet**, along the east line of Arnette, to a capped pin found on the north line of the quarter section.
- 11) **S 88° 13' 00" W 226.96 feet**, along the north line of the quarter section, to the **Point of Beginning**.

This parcel contains Gross Area of 58.553 acres, excepting therefrom a 5.809 acre parcel described in a deed to Daniel F. Wise recorded in official record volume 984, page 2727.

Meaning to describe a net area of 52.744 acres; of which 40.957 acres lie in the northwest quarter and 11.787 acres lie in the southwest quarter of Section 29.

This parcel is subject to the access easements described in official record volume 899, page 3201 official record volume 537, page 1749.

Prior Instrument: deed volume 588, page 436 and deed volume 620, page 739.

Permanent Parcel #: all of 22-00752.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 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 288.

All bearings are related and common with record survey TT-774.

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.

 4/06/26

Edward A. Gasbarre, P.S. 7036

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EXCEPTING THEREFROM THE FOLLOWING:

Situated in the Township of Congress (T-21N, R-14W), NW Quarter of Section 29, County of Wayne and State of Ohio:

Being a part of land conveyed to Margarete Wise by deeds recorded in Deed Volume 620, Page 739 and Deed Volume 588, Page 346 of the Wayne County Deed Records;

Commencing at a stone found marking the southwest corner of the northwest Quarter of Section 29,

Thence North 02 degrees 03' 03" West 715.94 feet, along the West line of the Quarter Section, to a point,

Thence North 88 degrees 48' 06" East 289.44 feet to a capped pin set at the POINT OF BEGINNING for the tract herein described,

Thence with the following SIX (6) COURSES:

1. North 88 degrees 48' 06" East 502.22 feet to a capped pin set;
2. South 01 degree 19' 04" East 447.92 feet to a capped pin set;
3. South 44 degrees 10' 44" West 200.00 feet to a capped pin set;
4. North 86 degrees 34' 29" West 200.00 feet to a capped pin set;
5. North 25 degrees 58' 59" West 377.53 feet to a capped pin set;
6. North 01 degree 59' 36" West 229.54 feet to a capped pin set;

Containing 5.809 acres and has no frontage on any public way.

MEANING TO CONVEY 52.744 ACRES IN PARCEL 2.

Wise Closure Report 226018

Lot Closure Report - Lot : 39.246 Ac

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 Thursday, March 19, 2026, 1:34:20p.m.

Starting location (North, East) = (1255.554, 12281.112)

(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°48'00"W | 1031.270 | No | 1259.154 | 11249.849 |
| 2 | Line | N01°43'20"W | 2350.460 | No | 3608.552 | 11179.208 |
| 3 | Line | N02°17'59"W | 282.810 | No | 3891.135 | 11167.860 |
| 4 | Line | N89°31'02"E | 202.900 | No | 3892.844 | 11370.752 |
| 5 | Line | S01°43'20"E | 741.700 | No | 3151.479 | 11393.043 |
| 6 | Line | S19°43'53"E | 553.740 | No | 2630.252 | 11579.992 |
| 7 | Line | N89°31'02"E | 651.730 | No | 2635.743 | 12231.699 |
| 8 | Line | S02°03'03"E | 1381.080 | No | 1255.548 | 12281.123 |

Ending location (North, East) = (1255.548, 12281.123)

Total Distance : 7195.690
 Total Traverse Stations : 9
 Misclosure Direction : N57°40'20"W (from ending location to starting location)
 Misclosure Distance : 0.012
 Error of Closure : 1:588166.5
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 1709556.007 sq. ft. (straight segment added to close traverse)

= 39.246006 Acres

Lot Closure Report - Lot : 58.553 Ac

| Leg | Segment | Bearing | Length | Front | End_Northing | End_Easting |
|-----|---------|-------------|----------|-------|--------------|-------------|
| 1 | Line | N02°03'03"W | 954.430 | No | 2209.373 | 12246.957 |
| 2 | Line | S63°58'13"E | 379.930 | No | 2042.645 | 12588.349 |
| 3 | Line | N04°02'18"W | 1105.780 | No | 3145.680 | 12510.476 |
| 4 | Line | N85°48'28"E | 591.970 | No | 3188.955 | 13100.862 |
| 5 | Line | N05°13'20"E | 155.340 | No | 3343.650 | 13115.001 |
| 6 | Line | S89°43'11"E | 317.920 | No | 3342.095 | 13432.917 |
| 7 | Line | S02°31'46"E | 126.500 | No | 3215.718 | 13438.500 |
| 8 | Line | S01°31'46"E | 2382.270 | No | 834.297 | 13502.084 |
| 9 | Line | S80°30'55"W | 982.230 | No | 672.440 | 12533.282 |
| 10 | Line | N02°27'23"W | 590.730 | No | 1262.627 | 12507.964 |
| 11 | Line | S88°13'00"W | 226.960 | No | 1255.564 | 12281.114 |

Ending location (North, East) = (1255.564, 12281.114)

Total Distance : 7814.060
 Total Traverse Stations : 12
 Misclosure Direction : S08°01'01"W (from ending location to starting location)
 Misclosure Distance : 0.010
 Error of Closure : 1:760074.6
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 2550564.809 sq. ft. (straight segment added to close traverse)

= 58.552911 Acres