

BOUNDARY DESCRIPTION

1.065 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northeast quarter of Section 23, T-15N, R-13W.**

Being all of the land described in a deed to **JLC Real Estate Holdings LLC** recorded in official record volume 950, page 2525 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pin found in Oil City Road (Township Road 92) marking the center of Section 23.

Thence N 03° 44' 50" E 360.00 feet, along the west line of the quarter section and in Oil City Road, to a northwesterly corner of Jeanne K. Fedyk as described in official record volume 940, page 2918 - witnessed by a capped reference pin set S 86° 23' 23" E 25.23 feet.

Thence S 86° 23' 23" E 412.45 feet, along a northerly line of Fedyk, to a one inch diameter steel pipe found.

Thence N 03° 44' 43" E 368.47 feet, along a westerly line of Fedyk and the extension thereof, to a 1-1/4 inch diameter steel pipe found at the **Point of Beginning** for the parcel herein described.

Thence with the following SIX courses:

- 1) **N 03° 43' 28" E 430.52 feet**, along the east line of Patricia Latrache-Dakhli as described in official record volume 473, page 254 and the extension thereof, to a 5/8 inch diameter steel pin found at the northeast corner of Samuel E. Hershberger as described in official record volume 951, page 4551.
- 2) **N 86° 18' 41" W 9.50 feet**, along the north line of Hershberger, to a 1-1/4 inch diameter crimped steel pipe found at the southeast corner of Kenneth D. and Carloyn L. Burns as described in official record volume 496, page 747.
- 3) **N 03° 46' 33" E 300.03 feet**, along the east line of Burns, to a point on the centerline of Dover Road (U.S. Route 250) - witnessed by a one inch diameter steel reference pipe found S 03° 46' 33" W 31.86 feet.

- 4) **Southeasterly**, along the centerline of Dover Road and with the arc of a curve concave to the northeast, a distance of 76.45 feet to the northwest corner of Cornerstone Investment Ltd. as described in official record volume 546, page 2233 - witnessed by a capped reference pin set S 03° 03' 35" W 41.19 feet.

The aforementioned curve has the following properties:

Central Angel = 01° 08' 49"

Chord Bearing = S 55° 39' 03" E

Radius = 3819.83 feet

Chord Distance = 76.46 feet

- 5) **S 03° 03' 35" W 715.21 feet**, along the west line of Cornerstone Investment Ltd., to a 1-1/4 inch diameter crimped steel pipe found at the southwest corner thereof.
- 6) **N 66° 18' 17" W 69.00 feet**, along the north line of the previously mentioned Fedyk, to the **Point of Beginning**.

This parcel contains 1.065 acres.

Prior Instrument: official record volume 950, page 2525.

Permanent Parcel #: part of 30-00398.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May 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 308.

All bearings are related and common with record survey UU-848.

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 5/13/26

Edward A. Gasbarre, P.S. 7036

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JLC Closure Report 226029

Lot Closure Report - Lot : 1.064 Ac

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Monday, May 11, 2026, 11:23:54a.m.

Starting location (North, East) = (3426.799, 5630.200)

(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	N03°43'28"E	430.520	No	3856.410	5658.166
2	Line	N86°18'41"W	9.500	No	3857.021	5648.686
3	Line	N03°46'33"E	300.030	No	4156.400	5668.444
4	Curve	S55°39'00"E	76.464	No	4113.255	5731.573
ARC= 76.465, RAD= 3809.681, DELTA= 1°09'00"						
BC_TO_RAD= N34°55'30"E						
RAD_TO_EC= S33°46'30"W						
SUBTRACT_ARC_AREA = 9.779						
5	Line	S03°03'35"W	715.210	No	3399.065	5693.397
6	Line	N66°18'17"W	69.000	No	3426.794	5630.214

Ending location (North, East) = (3426.794, 5630.214)

Total Distance : 1600.725
Total Traverse Stations : 7
Misclosure Direction : N69°36'21"W (from ending location to starting location)
Misclosure Distance : 0.015
Error of Closure : 1:109292.0
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 46379.432 sq. ft. (straight segment added to close traverse)
= 1.064725 Acres