

BOUNDARY DESCRIPTION

24.700 Acres

Situated in the State of Ohio, County of Wayne, **Township of Green** in the **northeast and southeast quarters of Section 33, T-17N, R-12W.**

Being part of the land described in a deed to **Debra A. Marthey and Diane M. Fries, Co-Trustees of the Geraldine M. Marthey Revocable Trust U/A/D May 13, 2019**, recorded in official record volume 967, page 4256 of the Wayne County records.

Described as follows:

Commencing at a granite stone monument found marking the center of Section 33.

Thence N 00° 18' 25" E 264.00 feet, along the west line of the northeast quarter, to a 5/8 inch diameter steel pin found at the southwest corner of Douglas J. Shoup and Goodness of God LLC as described in deed volume 651, page 280 and official record volume 962, page 4653 respectively.

Thence S 89° 31' 12" E 300.56 feet, along the south line of Shoup et.al., to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following EIGHT courses:

- 1) **S 89° 31' 12" E 1129.73 feet**, along the south line of Shoup et al., to a 5/8 inch diameter steel pin found on the west line of a 5.03 acre parcel described in a deed to Dawna Beery Kohr recorded in official record volume 744, page 571.
- 2) **S 04° 50' 48" E 264.17 feet**, along the west line of Kohr, to a point on the south line of the quarter section – witnessed by a one inch diameter steel pipe found S 04° 50' 48" E 0.79 feet.
- 3) **S 89° 33' 30" E 530.29 feet**, along the south line of the quarter section, to a 5/8 inch diameter steel pin found in Millborne Road (Township Road 142) – witnessed by a one inch diameter steel pin that bears N 87° 32' 01" W 30.15 feet.
- 4) **S 12° 20' 41" E 400.55 feet**, into the southeast quarter along the west line of a 0.389 acre parcel described in a deed to Michelle Baab, Trustee recorded in official record volume 941, page 5523 and the extension thereof, to a point in Millborne Road – witnessed by a capped reference pin set N 88° 49' 16" W 30.29 feet.
- 5) **N 88° 49' 16" W 1241.92 feet** to a capped pin set.
- 6) **S 00° 25' 41" W 221.87 feet** to a capped pin set.

- 7) N 89° 45' 38" W 531.05 feet to a capped pin set.
- 8) N 00° 25' 41" E 862.19 feet, passing into the northeast quarter at a distance of 598.39 feet, to the **Point of Beginning**.

This parcel contains 24.700 acres; of which 6.905 acres lie in the northeast quarter and 17.795 acres lie in the southeast quarter of Section 33.

Prior Instrument: official record volume 927, page 4256.

Permanent Parcel #: part of 31-00456.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June 2026, on behalf of R.W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume yy, page 320

All bearings are related and common with record survey XX-853.

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 6/10/26

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K26\job034\Marthey 24.700 Ac Legal.docx



BOUNDARY DESCRIPTION
27.458 Acres

Situated in the State of Ohio, County of Wayne, **Township of Green** in the **northeast and southeast quarters of Section 33, T-17N, R-12W.**

Being part of the land described in a deed to **Debra A. Marthey and Diane M. Fries, Co-Trustees of the Geraldine M. Marthey Revocable Trust U/A/D May 13, 2019**, recorded in official record volume 967, page 4256 of the Wayne County records.

Described as follows:

Beginning at a granite stone monument found marking the center of Section 33.

Thence with the following TEN courses:

- 1) **N 00° 18' 25" E 264.00 feet**, along the west line of the northeast quarter, to a 5/8 inch diameter steel pin found at the southwest corner of Douglas J. Shoup and Goodness of God LLC as described in deed volume 651, page 280 and official record volume 962, page 4653 respectively.
- 2) **S 89° 31' 12" E 300.56 feet**, along the south line of Shoup, et al., to a capped pin set.
- 3) **S 00° 25' 41" W 862.19 feet**, passing into the southeast quarter at a distance of 263.80 feet, to a capped pin set – witnessed by a capped reference pin set **N 00° 25' 41" E 99.71 feet**.
- 4) **S 89° 45' 38" E 531.05 feet** to a capped pin set.
- 5) **N 00° 25' 41" E 221.87 feet** to a capped pin set.
- 6) **S 88° 49' 16" E 1241.92 feet** to a point in Millborne Road (Township Road 142) – witnessed by a capped reference pin set **N 88° 49' 16" W 30.29 feet**.
- 7) **S 12° 20' 41" E 381.45 feet**, in Millborne Road, to a railroad spike found.
- 8) **S 11° 44' 17" E 143.34 feet**, in Millborne Road, to the northeast corner of Trevor C. Marthey as described in official record 934, page 5690 - witnessed by a capped reference pin set **N 89° 45' 38" W 26.81 feet**.
- 9) **N 89° 45' 38" W 2187.42 feet**, along the north line of Marthey, to a capped pin set on the west line of the quarter section.

- 10) N 00° 25' 41" E 910.45 feet, along the west line of the quarter section, to the **Point of Beginning**.

This parcel contains 27.458 acres; of which 1.819 acres lie in the northeast quarter and 25.639 acres lie in the southeast quarter of Section 33.

Prior Instrument: official record volume 927, page 4256.

Permanent Parcel #: part of 31-00456.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June 2026, on behalf of R.W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume ~~yy~~, page 320

All bearings are related and common with record survey XX-853.

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 6/01/26
Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB\2K26\job034\Marthey 27.458 Ac Legal.docx



Marthey Closure Report 226034

Lot Closure Report - Lot : 27.459 Ac

=====

file- H:\ADAT4\AJOB5\2K26\job034\226034.ms\lc_27.459 Ac.txt

Wednesday, May 27, 2026, 12:58:52p.m.

Starting location (North, East) = (2863.944, 11690.236)

(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°45'38"W	2187.420	No	2873.086	9502.835
2	Line	N00°25'41"E	910.450	No	3783.510	9509.637
3	Line	N00°18'25"E	264.000	No	4047.507	9511.051
4	Line	S89°31'12"E	300.560	No	4044.989	9811.600
5	Line	S00°25'41"W	862.190	No	3182.823	9805.159
6	Line	S89°45'38"E	531.050	No	3180.603	10336.204
7	Line	N00°25'41"E	221.870	No	3402.467	10337.862
8	Line	S88°49'16"E	1241.920	No	3376.916	11579.519
9	Line	S12°20'41"E	381.450	No	3004.285	11661.070
10	Line	S11°44'17"E	143.340	No	2863.943	11690.231

Ending location (North, East) = (2863.943, 11690.231)

Total Distance : 7044.250
 Total Traverse Stations : 11
 Misclosure Direction : N72°21'12"E (from ending location to starting location)
 Misclosure Distance : 0.005
 Error of Closure : 1:1500103.8
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 1196099.119 sq. ft. (straight segment added to close
 traverse)

= 27.458657 Acres

Lot Closure Report - Lot : 24.700 AC

=====

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
---	-----	-----	-----	-----	-----	-----
1	Line	N88°49'16"W	1241.920	No	3402.467	10337.862
2	Line	S00°25'41"W	221.870	No	3180.603	10336.204
3	Line	N89°45'38"W	531.050	No	3182.823	9805.159
4	Line	N00°25'41"E	862.190	No	4044.989	9811.600
5	Line	S89°31'12"E	1129.730	No	4035.524	10941.291
6	Line	S04°50'48"E	264.170	No	3772.299	10963.610
7	Line	S89°33'30"E	530.290	No	3768.211	11493.884
8	Line	S12°20'41"E	400.550	No	3376.922	11579.519

Ending location (North, East) = (3376.922, 11579.519)

Total Distance : 5181.770
 Total Traverse Stations : 9
 Misclosure Direction : S02°03'05"W (from ending location to starting location)
 Misclosure Distance : 0.006
 Error of Closure : 1:806290.9
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 1075930.580 sq. ft. (straight segment added to close
 traverse)

= 24.699967 Acres

Lot Closure Report - Lot : 25.640 Ac

=====

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
---	-----	-----	-----	-----	-----	-----
1	Line	N89°45'38"W	2187.420	No	2873.086	9502.835
2	Line	N00°25'41"E	910.450	No	3783.510	9509.637
3	Line	S89°33'30"E	300.000	No	3781.198	9809.628
4	Line	S00°25'41"W	598.390	No	3182.825	9805.157
5	Line	S89°45'38"E	531.050	No	3180.605	10336.203
6	Line	N00°25'41"E	221.870	No	3402.469	10337.860
7	Line	S88°49'16"E	1241.920	No	3376.918	11579.517
8	Line	S12°20'41"E	381.450	No	3004.287	11661.069
9	Line	S11°44'17"E	143.340	No	2863.945	11690.229

Ending location (North, East) = (2863.945, 11690.229)

Total Distance : 6515.890
 Total Traverse Stations : 10
 Misclosure Direction : S86°21'58"E (from ending location to starting location)
 Misclosure Distance : 0.006
 Error of Closure : 1:1031089.2
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 1116857.159 sq. ft. (straight segment added to close
 traverse)

= 25.639512 Acres

Lot Closure Report - Lot : 17.795 Ac

=====

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
---	-----	-----	-----	-----	-----	-----
1	Line	N88°49'16"W	1241.920	No	3402.469	10337.860
2	Line	S00°25'41"W	221.870	No	3180.605	10336.203
3	Line	N89°45'38"W	531.050	No	3182.825	9805.157
4	Line	N00°25'41"E	598.390	No	3781.198	9809.628
5	Line	S89°33'30"E	1684.310	No	3768.214	11493.888
6	Line	S12°20'41"E	400.550	No	3376.925	11579.522

Ending location (North, East) = (3376.925, 11579.522)

Total Distance : 4678.090
 Total Traverse Stations : 7
 Misclosure Direction : S33°39'31"W (from ending location to starting location)
 Misclosure Distance : 0.009
 Error of Closure : 1:500083.7
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 775143.613 sq. ft. (straight segment added to close
 traverse)

= 17.794849 Acres

Lot Closure Report - Lot : 1.819 Ac

=====

file- H:\ADAT4\AJOB5\2K26\job034\226034.ms\lc_1.819 Ac.txt

Wednesday, May 27, 2026, 1:30:35p.m.

Starting location (North, East) = (3783.510, 9509.637)

(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	N00°18'25"E	264.000	No	4047.507	9511.051
2	Line	S89°31'12"E	300.560	No	4044.989	9811.600
3	Line	S00°25'41"W	263.800	No	3781.196	9809.629
4	Line	N89°33'30"W	300.000	No	3783.509	9509.638

Ending location (North, East) = (3783.509, 9509.638)

Total Distance : 1128.360

Total Traverse Stations : 5

Misclosure Direction : N45°07'20"W (from ending location to starting location)

Misclosure Distance : 0.003

Error of Closure : 1:436483.6

Frontage : 0.000

Frontage/Perimeter : 0.0 percent

AREA : 79244.253 sq. ft. (straight segment added to close traverse)

= 1.819198 Acres

Lot Closure Report - Lot : 6.905 Ac

=====

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N89°33'30"W	1154.020	No	3781.195	9809.635
2	Line	N00°25'41"E	263.800	No	4044.987	9811.605
3	Line	S89°31'12"E	1129.730	No	4035.523	10941.296
4	Line	S04°50'48"E	264.170	No	3772.297	10963.615

Ending location (North, East) = (3772.297, 10963.615)

Total Distance : 2811.720

Total Traverse Stations : 5

Misclosure Direction : N74°36'37"E (from ending location to starting location)

Misclosure Distance : 0.005

Error of Closure : 1:547137.7

Frontage : 0.000

Frontage/Perimeter : 0.0 percent

AREA : 300789.766 sq. ft. (straight segment added to close traverse)

= 6.905183 Acres