

BOUNDARY DESCRIPTION
4.075 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northwest quarter of Section 17, T-15N, R-12W.**

Being part of the land described in a deed to **Duane C. and Lori L. Leaman, Trustees** recorded in official record volume 573, page 1530 of the Wayne County records.

Described as follows:

Commencing at a 1-1/2 inch diameter steel pin found marking the northeast corner of the northwest quarter of Section 17.

Thence N 87° 13' 15" W 555.35 feet, along the north line of the quarter section, to the northwest corner of Dwayne L. and Marie D. Wengerd as described in official record volume 767, page 193, the **Point of Beginning** for the parcel herein described - witnessed by a capped pin found N 38° 12' W 0.41 feet.

Thence with the following FOUR courses:

- 1) **S 03° 03' 28" W 853.84 feet**, along the west line of Wengerd, to a capped pin found at the southwest corner thereof.
- 2) **N 87° 13' 15" W 207.89 feet** to a capped pin set.
- 3) **N 03° 03' 28" E 853.84 feet** to a capped pin set on the north line of the quarter section.
- 4) **S 87° 13' 15" E 207.89 feet**, along the north line of the quarter section, to the **Point of Beginning**.

This parcel contains 4.075 acres and has no frontage on any public way.

Prior Instrument: official record volume 573, page 1530.

Permanent Parcel #: part of 45-00211.000

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 323.

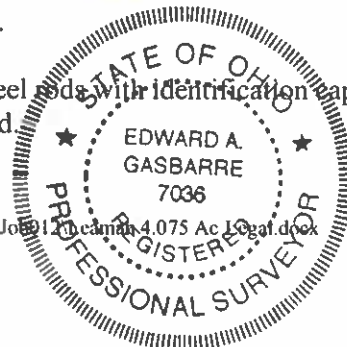
All bearings are related and common with record survey MM-203.

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.

 4/10/26

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
15.041 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northwest quarter of Section 17, T-15N, R-12W.**

Being all of the land described in deeds to **Dwayne L. and Marie D. Wengerd** recorded in official record volume 767, page 193 and official record volume ____, Page ____ of the Wayne County records.

Described as follows:

Beginning at a 1-1/2 inch diameter steel pin found marking the northeast corner of the northwest quarter of Section 17.

Thence with the following **FOUR** courses:

- 1) **S 02° 30' 18" W 853.84 feet**, along the east line of the quarter section, to a point in Carr Road (County Road 94A) - witnessed by a capped reference pin found N 87° 13' 15" W 28.68 feet and a capped reference pin set N 02° 30' 18" E 120.00 feet.
- 2) **N 87° 13' 15" W 771.48 feet** to a capped pin set.
- 3) **N 03° 03' 28" E 853.84 feet** to a capped pin set on the north line of the quarter section.
- 4) **S 87° 13' 15" E 763.24 feet**, along the north line of the quarter section, to the **Point of Beginning.**

This parcel contains 15.041 acres.

Prior Instrument: official record volume 767, page 193 and official record volume ____, page ____.

Permanent Parcel #: all of 45-00211.005

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 323

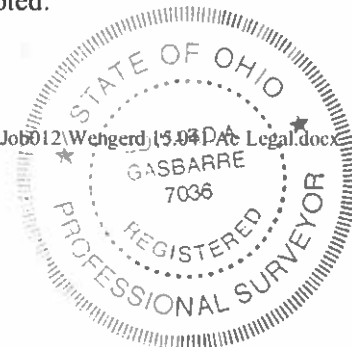
All bearings are related and common with record survey MM-203.

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.

 4/10/26

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

6.639 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northwest quarter of Section 17, T-15N, R-12W.**

Being part of the land described in a deed to **Duane C. and Lori L. Leaman, Trustees** recorded in official record volume 573, page 1530 of the Wayne County records.

Described as follows:

Commencing at a 1-1/2 inch diameter steel pin found marking the northeast corner of the northwest quarter of Section 17.

Thence S 02° 30' 18" W 1872.84 feet, along the east line of the quarter section, to a point in Carr Road (County Road 94-A) and the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 87° 13' 15" W 26.90 feet.

Thence with the following EIGHT courses:

- 1) N 87° 13' 15" W 240.54 feet to a capped pin set.
- 2) N 12° 02' 49" W 62.39 feet to a capped pin set.
- 3) N 85° 07' 49" W 524.76 feet to a capped pin set.
- 4) N 03° 03' 28" E 939.54 feet to a capped pin set.
- 5) S 87° 13' 15" E 207.89 feet to a capped pin found at the northwest corner of Eli Jr. and Rachel R. Hershberger as described in official record volume 984, page 4261.
- 6) S 03° 03' 28" W 819.00 feet, along the west line of Hershberger and the extension thereof, to a 5/8 inch diameter steel pin found at the southwest corner Andrew M. and Barbara D. Miller as described in official record volume 780, page 2167.
- 7) S 87° 13' 15" E 571.48 feet, along the south line of Miller, to a point on the east line of the quarter section and in Carr Road - witnessed by a capped reference pin found N 87° 13' 15" W 30.00 feet.
- 8) S 02° 30' 18" W 200.00 feet, along the east line of the quarter section and in Carr Road, to the **Point of Beginning.**

This parcel contains 6.639 acres.

Prior Instrument: official record volume 573, page 1530.

Permanent Parcel #: part of 45-00211.000

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 323.

All bearings are related and common with record survey MM-203.

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 4/10/26

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
10.474 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northwest quarter of Section 17, T-15N, R-12W.**

Being all of the land described in deeds to **Andrew M. and Barbara D. Miller** recorded in official record volume 780, page 2167 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a 1-1/2 inch diameter steel pin found marking the northeast corner of the northwest quarter of Section 17.

Thence S 02° 30' 18" W 1872.84 feet, along the east line of the quarter section, to a point in Carr Road (County Road 94-A) and the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 87° 13' 15" W 26.90 feet.

Thence with the following TEN courses:

- 1) N 87° 13' 15" W 240.54 feet to a capped pin set.
- 2) N 12° 02' 49" W 62.39 feet to a capped pin set.
- 3) N 85° 07' 49" W 524.76 feet to a capped pin set.
- 4) N 03° 03' 28" E 939.54 feet to a capped pin set.
- 5) S 87° 13' 15" E 207.89 feet to a capped pin found at the northwest corner of Eli Jr. and Rachel R. Hershberger as described in official record volume 984, page 4261.
- 6) S 03° 03' 28" W 503.78 feet, along the west line of Hershberger and the extension thereof, to the southwest corner of 8585 Carr Road, LLC as described in official record volume 977, page 62 - witnessed by a capped pin marked "Stevens 7052" found S 46° 56' 00" E 0.63 feet.
- 7) S 87° 14' 50" E 338.43 feet, along a southerly line of 8585 Carr Road, LLC, to a capped pin marked "Stevens 7052" found.
- 8) S 53° 03' 00" E 121.90 feet, along a southerly line of 8585 Carr Road, LLC, to a mag-nail set in the top of a retaining wall.

- 9) **S 84° 56' 09" E 129.61 feet**, along a southerly line of 8585 Carr Road, LLC, to a point on the east line of the quarter section and in Carr Road - witnessed by a capped reference pin marked "Stevens 7052" found N 84° 56' 09" W 30.00 feet.
- 10) **S 02° 30' 18" W 441.74 feet**, along the east line of the quarter section and in Carr Road, to the **Point of Beginning**.

This parcel contains 10.474 acres.

Prior Instrument: official record volume 780, page 2167 and official record volume _____, page _____.

Permanent Parcel #: all of 45-00211.003

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 323.

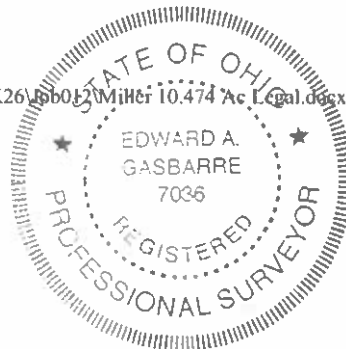
All bearings are related and common with record survey MM-203.

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 4/10/26

Edward A. Gasbarre, P.S. 7036

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Leaman Closure Report 226012

Lot Closure Report - Lot : 15.041 AC

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Tuesday, March 31, 2026, 2:06:14p.m.

Starting location (North, East) = (4386.521, 1280.798)

(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	S2°30'18"W	853.840	No	3533.497	1243.479
2	Line	N87°13'15"W	771.480	No	3570.903	472.907
3	Line	N3°03'28"E	853.840	No	4423.527	518.453
4	Line	S87°13'15"E	763.240	No	4386.520	1280.795

Ending location (North, East) = (4386.520, 1280.795)

Total Distance : 3242.400
Total Traverse Stations : 5
Misclosure Direction : N85°04'21"E (from ending location to starting location)
Misclosure Distance : 0.002
Error of Closure : 1:1360902.9
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 655195.925 sq. ft. (straight segment added to close
traverse)

= 15.041229 Acres

Lot Closure Report - Lot : 10.474 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S87°13'15"E	207.890	No	3560.823	680.552
2	Line	S3°03'28"W	503.780	No	3057.760	653.679
3	Line	S87°14'50"E	338.430	No	3041.507	991.718
4	Line	S53°03'00"E	121.900	No	2968.231	1089.136
5	Line	S84°56'09"E	129.610	No	2956.790	1218.240
6	Line	S2°30'18"W	441.740	No	2515.472	1198.933
7	Line	N87°13'15"W	240.540	No	2527.135	958.676
8	Line	N12°02'49"W	62.390	No	2588.151	945.655
9	Line	N85°07'49"W	524.760	No	2632.698	422.789
10	Line	N3°03'28"E	939.540	No	3570.900	472.907

Ending location (North, East) = (3570.900, 472.907)

Total Distance : 3510.580
Total Traverse Stations : 11
Misclosure Direction : N0°03'34"E (from ending location to starting location)
Misclosure Distance : 0.003
Error of Closure : 1:1218160.4
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 456262.341 sq. ft. (straight segment added to close
traverse)

= 10.474342 Acres

Lot Closure Report - Lot : 4.075 AC

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
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1	Line	S87°13'15"E	207.890	No	4413.448	726.098
2	Line	S3°03'28"W	853.840	No	3560.823	680.552
3	Line	N87°13'15"W	207.890	No	3570.903	472.907
4	Line	N3°03'28"E	853.840	No	4423.527	518.453

Ending location (North, East) = (4423.527, 518.453)

Total Distance : 2123.460
 Total Traverse Stations : 5
 Misclosure Distance : < 0.001000
 Error of Closure : 1:INFINITY
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 177502.699 sq. ft.
= 4.074901 Acres

Lot Closure Report - Lot : 6.638 AC

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 Tuesday, March 31, 2026, 2:13:57p.m.

Starting location (North, East) = (3570.900, 472.907)

(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
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1	Line	S87°13'15"E	207.890	No	3560.820	680.552
2	Line	S3°03'28"W	819.000	No	2742.986	636.864
3	Line	S87°13'15"E	571.480	No	2715.277	1207.672
4	Line	S2°30'18"W	200.000	No	2515.468	1198.931
5	Line	N87°13'15"W	240.540	No	2527.131	958.674
6	Line	N12°02'49"W	62.390	No	2588.147	945.652
7	Line	N85°07'49"W	524.760	No	2632.694	422.786
8	Line	N3°03'28"E	939.540	No	3570.897	472.904

Ending location (North, East) = (3570.897, 472.904)

Total Distance : 3565.600
 Total Traverse Stations : 9
 Misclosure Direction : N35°39'00"E (from ending location to starting location)
 Misclosure Distance : 0.004
 Error of Closure : 1:835882.7
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 289182.595 sq. ft. (straight segment added to close traverse)
= 6.638719 Acres