



LEGAL DESCRIPTION

5.153 Acres

Situated in the **Southwest Quarter of Section 33**, Township 17 North, Range 12 West, Congress Lands North of the Old Seven Ranges, **Township of Green**, County of Wayne, State of Ohio.

Being all remaining of the lands described in a deed to Donald E. Shoup and Jody R. Shoup, as recorded in Official Record Volume 693, Page 2373 of the Wayne County Recorder's office in Wooster, Ohio and is described as follows:

Commencing at a stone monument found in Bechtel Road (Township Road 144) at the southwest corner of the southwest quarter of Section 33, as referenced in survey F-13;

Thence, North 88°36'28" East, 681.12 feet, in said Bechtel Road, along the South line of the southwest quarter of Section 33, to a capped pin set at the **Point of Beginning** of the lands herein described, being at the southeast corner of Jane M. Schmucker, as described in Deed Volume 666, Page 109 – witnessed by a capped pin set, North 01°31'13" West, 21.53 feet;

Thence, with the following FIVE boundary calls:

- 1. North 01° 31' 13" West, 990.00 feet**, leaving the said South quarter section line and Bechtel Road, along the East line of said Schmucker, to a capped pin set at plow depth;
- 2. North 88° 36' 28" East, 226.93 feet**, leaving the said East line of Schmucker, along a new made line partitioning the Grantor's lands and being a common South boundary with a 42.510 acre parcel being established contemporaneously herewith, to a capped pin set at plow depth;
- 3. South 01° 31' 13" East, 633.37 feet**, along a West line of said 42.510 acre parcel, to a 5/8 inch diameter iron pin found at the northwest corner of Matthew Bauman and Laura Bauman, as described in Official Record Volume 687, Page 982;
- 4. South 01° 21' 39" East, 356.63 feet**, along the West line of said Bauman, to the aforementioned South line of the southwest quarter of Section 33, being in Bechtel Road – witnessed by a 5/8 inch diameter iron pin found, North 01°21'39" West, 30.00 feet;
- 5. South 88° 36' 28" West, 225.94 feet**, in said Bechtel Road, along the said South line of the southwest quarter of Section 33, to the **Point of Beginning**;

Containing 5.153 Acres, more or less, and being subject to all legal highways, right-of-ways, conditions, leases, restrictions, covenants, servitudes, easements, and other encumbrances or matters of public record, or apparent on the ground.

The bearings herein are relative to grid North of the Ohio State Plane Coordinate System, 3401 North Zone, NAD 83 Geodetic Datum (2011 adjustment), and are to be used for angular determination only. Distances herein are ground distances reported in U.S. Survey feet.

This description is based upon a field survey completed on 4-13-2026 by Redbird Land Surveying under my direct supervision as responsible surveyor in charge, Kenneth J. Marhoffer, Ohio Registered Surveyor Number 8805, and exceeds the minimum standards set forth in O.A.C 4733-37 established by the State of Ohio. All capped pins set are 30 inches long, 5/8 inch diameter iron rebar with lime green plastic identification caps marked, "REDBIRD PS-8805". See filed survey, made in conjunction with and being integral to this description.

Prior Instrument: Official Record Volume 693, page 2373

Permanent Parcel #: all remaining, 31-00810.000

See Survey: **YY-330**

4-15-2026

Prepared by: Kenneth J. Marhoffer, P.S. 8805





LEGAL DESCRIPTION
38.003 Acres

Situated in the **Southwest Quarter of Section 33**, Township 17 North, Range 12 West, Congress Lands North of the Old Seven Ranges, **Township of Green**, County of Wayne, State of Ohio.

Being part of the lands described in a deed to Donald E. Shoup and Jody R. Shoup, as recorded in Official Record Volume 693, Page 2373 of the Wayne County Recorder's office in Wooster, Ohio and is described as follows:

Beginning at a stone monument found at the northeast corner of the southwest quarter of Section 33, as referenced in survey F-13;

Thence, with the following NINE boundary calls:

- 1. South 01° 21' 26" East, 2270.17 feet**, along the East line of the southwest quarter of Section 33, to a 5/8 inch diameter iron pin found at the northeast corner of Douglas Way and Krista S. Way, as described in Official Record Volume 795, Page 1590;
- 2. South 88° 47' 40" West, 350.04 feet**, leaving said East line of the quarter section, in part along the North line of said Way, and David P. Durstine and Jamie L. Durstine, as described in Official Record Volume 589, Page 2321, to a 5/8 inch diameter iron pin found;
- 3. South 01° 21' 47" East, 403.41 feet**, along the West line of said Durstine, to the South line of the southwest quarter of Section 33, being in Bechtel Road (Township Road 144) – witnessed by a 5/8 inch diameter iron pin found, North 01° 21' 47" West, 30.00 feet;
- 4. South 88° 47' 16" West, 60.00 feet**, in said Bechtel Road, along the said South line of the quarter section, to the southeast corner of Eric L. Bower and Michelle L. Bower, as described in Official Record Volume 583, Page 1145 – witnessed by a 5/8 inch diameter iron pin found, North 01° 21' 47" West, 30.11 feet;
- 5. North 01° 21' 47" West, 403.42 feet**, leaving said Bechtel Road and quarter section line, along the East line of said Bower, to a capped iron pin marked "Rudolph PS-6449" found;
- 6. South 88° 47' 40" West, 313.04 feet**, in part along the North line of said Bower, and the North line of Brad Eberly and Nicole Eberly, as described in Official Record Volume 915, Page 5027, to a capped pin set;
- 7. North 01° 21' 26" West, 1315.75 feet**, along a new made line partitioning the Grantor's lands and being the common East boundary line with a 42.510 acre parcel being established contemporaneously herewith, to a capped iron pin marked "Gasbarre Wooster, OH" found at the southeast corner of David J. Shoup and Alona J. Shoup, as described in Official Record Volume 130, Page 883;
- 8. North 00° 05' 46" West, 953.76 feet**, along the East line of said Shoup, to the North line of the southwest quarter of Section 33 – witnessed by a stone monument found, North 00° 05' 46" West, 0.81 feet;
- 9. North 88° 43' 35" East, 702.09 feet**, along the North line of said quarter section, to the **Point of Beginning**;

Containing 38.003 Acres, more or less, and being subject to all legal highways, right-of-ways, conditions, leases, restrictions, covenants, servitudes, easements, and other encumbrances or matters of public record, or apparent on the ground.

The bearings herein are relative to grid North of the Ohio State Plane Coordinate System, 3401 North Zone, NAD 83 Geodetic Datum (2011 adjustment), and are to be used for angular determination only. Distances herein are ground distances reported in U.S. Survey feet.

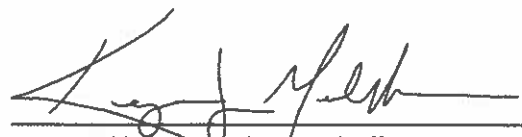
This description is based upon a field survey completed on 4-13-2026 by Redbird Land Surveying under my direct supervision as responsible surveyor in charge, Kenneth J. Marhoffer, Ohio Registered Surveyor Number 8805, and exceeds the minimum standards set forth in O.A.C 4733-37 established by the State of Ohio. All capped pins set are 30 inches long, 5/8 inch diameter iron rebar with lime green plastic identification caps marked, "REDBIRD PS-8805".

Prior Instrument: Official Record Volume 693, page 2373

Permanent Parcel #: part of 31-00810.000

See filed survey, made in conjunction with and being integral to this description.

See Survey: **YY-330**


4-15-2026
Prepared by: Kenneth J. Marhoffer, P.S. 8805





LEGAL DESCRIPTION
42.510 Acres

Situated in the **Southwest Quarter of Section 33**, Township 17 North, Range 12 West, Congress Lands North of the Old Seven Ranges, **Township of Green**, County of Wayne, State of Ohio.

Being part of the lands described in a deed to Donald E. Shoup and Jody R. Shoup, as recorded in Official Record Volume 693, Page 2373 of the Wayne County Recorder's office in Wooster, Ohio and is described as follows:

Commencing at a stone monument found in Bechtel Road (Township Road 144) at the southwest corner of the southwest quarter of Section 33, as referenced in survey F-13;

Thence, North 88°36'28" East, 681.12 feet, in said Bechtel Road, along the South line of the southwest quarter of Section 33, to a capped pin set at the southeast corner of Jane M. Schmucker, as described in Deed Volume 666, Page 109 – witnessed by a capped pin set, North 01°31'13" West, 21.53 feet;

Thence, North 01° 31' 13" West, 990.00 feet, leaving the said South quarter section line and Bechtel Road, along the East line of said Schmucker, to a capped pin set, at plow depth, and being the **Point of Beginning** of the lands herein described;

Thence, with the following TEN boundary calls:

- 1. North 01° 31' 13" West, 732.58 feet**, continuing along the East line of said Schmucker, to a capped pin set on the South line of David J. Shoup and Alona J. Shoup, as described in Official Record Volume 130, Page 883;
- 2. North 88° 44' 04" East, 1258.85 feet**, along the South line of said Shoup, to a capped iron pin marked "Gasbarre Wooster, OH" found at the southeast corner thereof;
- 3. South 01° 21' 26" West, 1315.75 feet**, along a new made line partitioning the Grantor's lands and being the common West boundary line with a 38.003 acre parcel being established contemporaneously herewith, to a capped pin set on the North line of Brad Eberly and Nicole Eberly, as described in Official Record Volume 915, Page 5027;
- 4. South 88° 47' 40" West, 36.96 feet**, along the North line of said Eberly, to a capped iron pin marked "Rudolph PS-6449" found at the northwest corner thereof;
- 5. South 01° 21' 47" East, 404.17 feet**, along the West line of said Eberly, to the aforementioned South line of the southwest quarter of Section 33, being in said Bechtel Road - witnessed by a 5/8 inch diameter iron pin found, North 01°21'47" West, 30.12 feet;
- 6. South 88° 36' 28" West, 791.09 feet**, in said Bechtel Road, along the said South line of the quarter section, to the southeast corner of Matthew Bauman and Laura Bauman, as described in Official Record Volume 687, Page 982 - witnessed by a capped iron pin marked "Rudolph PS-6449" found, North 01°21'39" West, 22.59 feet;
- 7. North 01° 21' 39" West, 356.60 feet**, leaving said Bechtel Road and quarter section line, along the East line of said Bauman, to a capped iron pin with illegible cap found;
- 8. South 88° 36' 55" West, 200.00 feet**, along the North line of said Bauman, to a 5/8 inch diameter iron pin found at the northwest corner thereof;
- 9. North 01° 31' 13" West, 633.37 feet**, along a new made line partitioning the Grantor's lands and being the common East boundary line with a 5.153 acre parcel being established contemporaneously herewith, to a capped pin set, at plow depth;

10. South 88° 36' 28" West, 226.93 feet, along the new made North line of said 5.153 acre parcel, to the Point of Beginning;

Containing 42.510 Acres, more or less, and being subject to all legal highways, right-of-ways, conditions, leases, restrictions, covenants, servitudes, easements, and other encumbrances or matters of public record, or apparent on the ground.

The bearings herein are relative to grid North of the Ohio State Plane Coordinate System, 3401 North Zone, NAD 83 Geodetic Datum (2011 adjustment), and are to be used for angular determination only. Distances herein are ground distances reported in U.S. Survey feet.

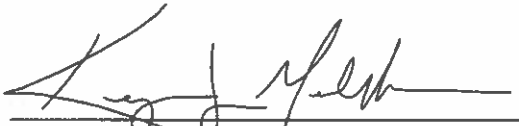
This description is based upon a field survey completed on 4-13-2026 by Redbird Land Surveying under my direct supervision as responsible surveyor in charge, Kenneth J. Marhoffer, Ohio Registered Surveyor Number 8805, and exceeds the minimum standards set forth in O.A.C 4733-37 established by the State of Ohio. All capped pins set are 30 inches long, 5/8 inch diameter iron rebar with lime green plastic identification caps marked, "REDBIRD PS-8805".

Prior Instrument: Official Record Volume 693, page 2373

Permanent Parcel #:

See filed survey, made in conjunction with and being integral to this description.

See Survey: YY-330


4-15-2026
Prepared by: Kenneth J. Marhoffer, P.S. 8805



Map Check

26035 CLOSURE REPORT

BOUNDARY CLOSURE, WEST AG EXEMPT PARCEL WITH CELL TOWER

Course	Bearing	Distance	PT#	Northing	Easting	Description
			800	416670.868	2153446.725	
800-801	N 01°31'13" W	990.000	801	417660.519	2153420.459	
801-802	N 88°36'28" E	226.930	802	417666.033	2153647.322	
802-803	S 01°31'13" E	633.370	803	417032.886	2153664.126	
803-804	S 01°21'39" E	356.630	804	416676.356	2153672.595	
804-805	S 88°36'28" W	225.940	805	416670.867	2153446.722	

Closure error distance> 0.0026 Error Bearing> S 69°40'16" W

Closure Precision> 1 in 943045.7 Total Distance Traversed> 2432.870

5.153 ACRES

Map Check

BOUNDARY CLOSURE, CENTRAL PARCEL WITH HOUSE ON IT

Course	Bearing	Distance	PT#	Northing	Easting	Description
			806	415904.535	2154604.746	
806-807	S 01°21'26" E	1315.750	807	414589.154	2154635.911	
807-808	S 88°47'40" W	36.960	808	414588.376	2154598.959	
808-809	S 01°21'47" E	404.170	809	414184.321	2154608.573	
809-810	S 88°36'28" W	791.090	810	414165.100	2153817.717	
810-811	N 01°21'39" W	356.600	811	414521.599	2153809.248	
811-812	S 88°36'55" W	200.000	812	414516.766	2153609.307	
812-813	N 01°31'13" W	633.370	813	415149.913	2153592.503	
813-814	S 88°36'28" W	226.930	814	415144.400	2153365.640	
814-815	N 01°31'13" W	732.580	815	415876.722	2153346.204	
815-816	N 88°44'04" E	1258.850	816	415904.525	2154604.747	

Closure error distance> 0.0096 Error Bearing> S 02°02'02" E

Closure Precision> 1 in 622053.9 Total Distance Traversed> 5956.300

42.510 ACRES



Map Check

BOUNDARY CLOSURE, EAST PARCEL WITH 60 FT OWNED ACCESS



Course	Bearing	Distance	PT#	Northing	Easting	Description
			817	416764.710	2156363.530	
817-818	S 01°21'26" E	2270.170	818	414495.177	2156417.301	
818-819	S 88°47'40" W	350.040	819	414487.812	2156067.338	
819-820	S 01°21'47" E	403.410	820	414084.517	2156076.934	
820-821	S 88°47'16" W	60.000	821	414083.247	2156016.948	
821-822	N 01°21'47" W	403.420	822	414486.553	2156007.351	
822-823	S 88°47'40" W	313.040	823	414479.967	2155694.380	
823-824	N 01°21'26" W	1315.750	824	415795.348	2155663.216	
824-825	N 00°05'46" W	953.760	825	416749.107	2155661.616	
825-826	N 88°43'35" E	702.090	826	416764.712	2156363.533	

Closure error distance> 0.0032 Error Bearing> N 60°55'16" E

Closure Precision> 1 in 2106721.0 Total Distance Traversed> 6771.680

38.003 ACRES