

Boundary Description
237.542 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wayne** in the **southeast quarter of Section 30** and the **northeast and northwest quarters of Section 31, T-16N, R-13W.**

Being part of the land described in a deed to **Wayne DTV, LLC** recorded in official record volume 555, page 187 of the Wayne County records.

Described as follows:

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

Thence with the following THIRTY-NINE courses:

- 1) **N 00° 24' 18" W 1832.49 feet**, along the west line of the quarter section, to a capped pin set at a southwesterly corner of Debra L. Knapic as described in official record volume 455, page 1305.
- 2) **S 89° 55' 49" E 357.73 feet**, along a southerly line of Knapic, to a stone monument found.
- 3) **S 05° 14' 13" W 494.70 feet**, along a westerly line of Knapic, to a stone monument found.
- 4) **S 89° 57' 23" E 1574.20 feet**, along a southerly line of Knapic and the extension thereof, to a stone monument found at the northwest corner of Robyn J. Miller, Trustee as described in official record volume 979, page 5783.
- 5) **S 00° 22' 13" E 819.06 feet**, along a westerly line of Miller, to a capped pin set on the northerly line of an 8.319 acre parcel described in a deed to Wayne DTV, LLC recorded in official record volume 979, page 2530.

The following FIVE courses (courses 6 through 10) follow the lines of the 8.319 acre parcel.

- 6) **N 83° 16' 09" W 112.02 feet** to a capped pin set.
- 7) **N 60° 14' 42" W 97.84 feet** to a capped pin set.
- 8) **N 74° 06' 37" W 197.38 feet** to a capped pin set.
- 9) **N 79° 57' 57" W 171.30 feet** to a capped pin set – witnessed by a capped reference pin set
S 00° 00' 13" E 75.31 feet.

- 10) **S 00° 00' 13" E 664.62 feet** to a capped pin set on the south line of the quarter section – witnessed by a capped reference set found N 00° 00' 13" W 30.00 feet.
- 11) **N 89° 59' 47" E 151.64 feet**, along the south line of the quarter section, to a mag-spike set at the west end of West Highland Avenue as recorded in plat volume 9, page 94.
- 12) **S 00° 00' 13" E 30.00 feet**, into the northeast quarter of Section 31 and along the west line of West Highland Avenue, to the southwest corner thereof.
- 13) **N 89° 59' 47" E 546.54 feet**, along the south line of West Highland Avenue, to a capped pin set at a northwesterly corner of Larisa L. Fiorita, Trustee as described in official record volume 760, pages 1146 and 1151.

The following FIVE courses (courses 14 through 18) follow the lines of Fiorita.

- 14) **S 00° 56' 49" E 375.89 feet** to a 1-1/4 inch diameter steel pipe found.
- 15) **N 89° 59' 49" W 175.00 feet** to capped pin set.
- 16) **S 00° 52' 35" E 150.00 feet** to a one inch diameter steel pipe found.
- 17) **S 89° 59' 49" E 60.70 feet** to a capped pin set.
- 18) **S 00° 54' 19" E 727.77 feet** to a capped pin set on the north line of Dalton Investment Group, Ltd. as described in official record volume 893, page 3420.
- 19) **S 89° 46' 52" W 1907.98 feet**, along the north line of Dalton Investment Group, Ltd., to a capped pin set on the west line of the quarter section – witnessed by a capped pin marked "SJL INC." found N 89° 46' 52" E 3.49 feet.
- 20) **S 00° 54' 14" E 1337.87 feet**, along the west line of the quarter section, to a capped pin marked "SJL INC." found at a southwesterly corner of the previously mentioned Dalton Investment Group, Ltd.
- 21) **N 89° 36' 04" E 676.50 feet**, along a southerly line of Dalton Investment Group, Ltd., to a capped pin marked "SJL INC." found.
- 22) **S 01° 01' 49" E 23.26 feet**, along a westerly line of Dalton Investment, Ltd., to a capped pin marked "Rudolph 6449" found on the south line of the quarter section.
- 23) **S 89° 36' 04' W 676.55 feet**, along the south line of the quarter section, to a stone monument found marking the southwest corner of the quarter section.

- 24) **S 89° 34' 37" W 1478.92 feet**, along the quarter section line and passing over a capped pin found marked "Rudolph" found at a distance of 604.89 feet, to a capped pin marked "Rudolph" found on the east line the former B&O Railroad Right-of-Way as described in deeds to Justine A. Geiser, Trustee recorded in official record volume 96, pages 144 and 158 and official record volume 682, page 1287.
- 25) **N 28° 29' 58" W 2943.72 feet**, along an easterly line of Geiser, to a point in the old channel of the Killbuck Creek on the southerly line of Dakota Land Company, LLC as described in official record volume 677, page 880 – witnessed by a capped reference marked "Rudolph" found **S 28° 29' 58" E 29.79 feet**.

The following TWELVE courses (courses 26 through 37) follow the southerly line of Dalton Land Company, LLC and the old channel of the Killbuck Creek.

- 26) **S 85° 25' 59" E 92.63 feet** to a point.
- 27) **S 56° 38' 37" E 78.97 feet** to a point.
- 28) **S 46° 44' 08" E 94.68 feet** to a point.
- 29) **S 25° 55' 33" E 101.07 feet** to a point.
- 30) **S 30° 21' 12" E 171.14 feet** to a point of curvature.
- 31) **Southeasterly**, along the arc of a curve to the left, a distance of 271.71 feet to a point of tangency.

The aforementioned curve has the following properties:

Central Angle = 104° 50' 43"

Radius = 148.48 feet

Chord Bearing = S 82° 46' 34" E

Chord Distance = 235.36 feet

- 32) **N 44° 48' 04" E 124.50 feet** to a point.
- 33) **N 37° 23' 14" E 71.54 feet** to a point.
- 34) **N 57° 32' 00" E 116.34 feet** to a point.
- 35) **N 37° 26' 32" E 23.73 feet** to a point.
- 36) **N 62° 51' 47" E 77.72 feet** to a point – witnessed by a capped reference pin set **N 43° 46' 16" W 25.85 feet**.
- 37) **N 53° 52' 24" E 351.20 feet** to a point on the north line of the quarter section.

38) S 89° 56' 16" E 66.00 feet, along the north line of the quarter section, to a 1-1/4 inch diameter crimped steel pipe found.

39) S 89° 39' 23" E 1587.69 feet, along the north line of the quarter section, to the **Point of Beginning**.

This parcel contains 237.542 acres; of which 126.293 acres lie in the northwest quarter of Section 31, 57.218 acres lie in the northeast quarter of section 31 and 54.031 acres lie in the southeast quarter of Section 30.

A portion of this parcel lies within a known floodplain.

This parcel is subject to and benefited by the easements recorded in official record volume 979, pages 2527 and 2534.

Prior Instrument: official record volume 555, page 187.

Permanent Parcel #: 53-01330.000 and part of 53-01329.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in January 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 334.

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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.

 1/29/26

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB52K22\Job118\Wayne DTV 237.542 Ac_Legal.docx



Lot Closure Report - Lot : 237.542 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S89°34'37"W	1478.920	No	421376.745	2120138.728
2	Line	N28°29'58"W	2943.720	No	423963.750	2118734.131
3	Line	S85°25'59"E	92.630	No	423956.375	2118826.467
4	Line	S56°38'37"E	78.970	No	423912.954	2118892.428
5	Line	S46°44'08"E	94.680	No	423848.063	2118961.374
6	Line	S25°55'33"E	101.070	No	423757.165	2119005.562
7	Line	S30°21'12"E	171.140	No	423609.484	2119092.045
8	Curve	S82°46'34"E	235.354	No	423579.888	2119325.531

ARC= 271.710, RAD= 148.480, DELTA= 104°50'53"

BC TO RAD= N59°38'52"E

RAD TO EC= S45°12'00"E

SUBTRACT_ARC_AREA = 9516.671

9	Line	N44°48'04"E	124.500	No	423668.228	2119413.259
10	Line	N37°23'14"E	71.540	No	423725.070	2119456.698
11	Line	N57°32'00"E	116.340	No	423787.523	2119554.855
12	Line	N37°26'32"E	23.730	No	423806.364	2119569.282
13	Line	N62°51'47"E	77.720	No	423841.813	2119638.446
14	Line	N53°52'24"E	351.200	No	424048.871	2119922.116
15	Line	S89°56'16"E	66.000	No	424048.799	2119988.116
16	Line	S89°39'23"E	1587.690	No	424039.278	2121575.777
17	Line	N00°24'18"W	1832.490	No	425871.722	2121562.824
18	Line	S89°55'49"E	357.730	No	425871.287	2121920.554
19	Line	S05°14'13"W	494.700	No	425378.652	2121875.401
20	Line	S89°57'23"E	1574.200	No	425377.453	2123449.600
21	Line	S00°22'13"E	819.060	No	424558.411	2123454.893
22	Line	N83°16'09"W	112.020	No	424571.540	2123343.645
23	Line	N60°14'42"W	97.840	No	424620.097	2123258.705
24	Line	N74°06'37"W	197.380	No	424674.137	2123068.867
25	Line	N79°57'57"W	171.300	No	424703.984	2122900.187
26	Line	S00°00'13"E	664.620	No	424039.364	2122900.229
27	Line	N89°59'47"E	151.640	No	424039.373	2123051.869
28	Line	S00°00'13"E	30.000	No	424009.373	2123051.871
29	Line	N89°59'47"E	546.540	No	424009.408	2123598.411
30	Line	S00°56'49"E	375.890	No	423633.569	2123604.623
31	Line	N89°59'49"W	175.000	No	423633.578	2123429.623
32	Line	S00°52'35"E	150.000	No	423483.596	2123431.917
33	Line	S89°59'49"E	60.700	No	423483.593	2123492.617
34	Line	S00°54'19"E	727.770	No	422755.914	2123504.116
35	Line	S89°46'52"W	1907.980	No	422748.624	2121596.149
36	Line	S00°54'14"E	1337.870	No	421410.921	2121617.255
37	Line	N89°36'04"E	676.500	No	421415.631	2122293.738
38	Line	S01°01'49"E	23.260	No	421392.374	2122294.156
39	Line	S89°36'04"W	676.550	No	421387.664	2121617.623

Ending location (North, East) = (421387.664, 2121617.623)

Total Distance : 20812.600
 Total Traverse Stations : 40
 Misclosure Direction : N87°11'31"W (from ending location to starting location)
 Misclosure Distance : 0.016
 Error of Closure : 1:1338134.5
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 10347363.546 sq. ft. (straight segment added to close traverse)

= 237.542781 Acres

Lot Closure Report - Lot : 54.031 Ac

=====

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N00°24'18"W	1832.490	No	425871.719	2121562.819
2	Line	S89°55'49"E	357.730	No	425871.284	2121920.549
3	Line	S05°14'13"W	494.700	No	425378.649	2121875.396
4	Line	S89°57'23"E	1574.200	No	425377.451	2123449.595
5	Line	S00°22'13"E	819.060	No	424558.408	2123454.888
6	Line	N83°16'09"W	112.020	No	424571.537	2123343.640
7	Line	N60°14'42"W	97.840	No	424620.094	2123258.700
8	Line	N74°06'37"W	197.380	No	424674.134	2123068.862
9	Line	N79°57'57"W	171.300	No	424703.981	2122900.182
10	Line	S00°00'13"E	664.620	No	424039.361	2122900.224
11	Line	S89°59'47"W	1324.450	No	424039.277	2121575.774

Ending location (North, East) = (424039.277, 2121575.774)

Total Distance : 7645.790
 Total Traverse Stations : 12
 Misclosure Direction : S31°48'32"W (from ending location to starting location)
 Misclosure Distance : 0.003
 Error of Closure : 1:2677857.5
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 2353592.235 sq. ft. (straight segment added to close traverse)

= 54.031043 Acres

Lot Closure Report - Lot : 56.857 Ac

=====

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N89°59'47"E	1476.090	No	424039.359	2123051.866
2	Line	S00°00'13"E	30.000	No	424009.359	2123051.868
3	Line	N89°59'47"E	546.540	No	424009.394	2123598.408
4	Line	S00°56'49"E	375.890	No	423633.555	2123604.620
5	Line	N89°59'49"W	175.000	No	423633.565	2123429.620
6	Line	S00°52'35"E	150.000	No	423483.582	2123431.914
7	Line	S89°59'49"E	60.700	No	423483.579	2123492.614
8	Line	S00°54'19"E	727.770	No	422755.900	2123504.113
9	Line	S89°46'52"W	1907.980	No	422748.611	2121596.147
10	Line	N00°54'14"W	1290.820	No	424039.270	2121575.784

Ending location (North, East) = (424039.270, 2121575.784)

Total Distance : 6740.790
 Total Traverse Stations : 11
 Misclosure Direction : S65°04'30"W (from ending location to starting location)
 Misclosure Distance : 0.008
 Error of Closure : 1:795156.9
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 2476686.886 sq. ft. (straight segment added to close traverse)

= 56.856907 Acres

Lot Closure Report - Lot : 54.031 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N00°24'18"W	1832.490	No	425871.719	2121562.819
2	Line	S89°55'49"E	357.730	No	425871.284	2121920.549
3	Line	S05°14'13"W	494.700	No	425378.649	2121875.396
4	Line	S89°57'23"E	1574.200	No	425377.451	2123449.595
5	Line	S00°22'13"E	819.060	No	424558.408	2123454.888
6	Line	N83°16'09"W	112.020	No	424571.537	2123343.640
7	Line	N60°14'42"W	97.840	No	424620.094	2123258.700
8	Line	N74°06'37"W	197.380	No	424674.134	2123068.862
9	Line	N79°57'57"W	171.300	No	424703.981	2122900.182
10	Line	S00°00'13"E	664.620	No	424039.361	2122900.224
11	Line	S89°59'47"W	1324.450	No	424039.277	2121575.774

Ending location (North, East) = (424039.277, 2121575.774)

Total Distance : 7645.790
 Total Traverse Stations : 12
 Misclosure Direction : S31°48'32"W (from ending location to starting location)
 Misclosure Distance : 0.003
 Error of Closure : 1:2677857.5
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 2353592.235 sq. ft. (straight segment added to close traverse)

= 54.031043 Acres

Lot Closure Report - Lot : 56.857 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N89°59'47"E	1476.090	No	424039.359	2123051.866
2	Line	S00°00'13"E	30.000	No	424009.359	2123051.868
3	Line	N89°59'47"E	546.540	No	424009.394	2123598.408
4	Line	S00°56'49"E	375.890	No	423633.555	2123604.620
5	Line	N89°59'49"W	175.000	No	423633.565	2123429.620
6	Line	S00°52'35"E	150.000	No	423483.582	2123431.914
7	Line	S89°59'49"E	60.700	No	423483.579	2123492.614
8	Line	S00°54'19"E	727.770	No	422755.900	2123504.113
9	Line	S89°46'52"W	1907.980	No	422748.611	2121596.147
10	Line	N00°54'14"W	1290.820	No	424039.270	2121575.784

Ending location (North, East) = (424039.270, 2121575.784)

Total Distance : 6740.790
 Total Traverse Stations : 11
 Misclosure Direction : S65°04'30"W (from ending location to starting location)
 Misclosure Distance : 0.008
 Error of Closure : 1:795156.9
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 2476686.886 sq. ft. (straight segment added to close traverse)

= 56.856907 Acres

Lot Closure Report - Lot : 237.542 Ac

=====

Leg	Segment	Bearing	Length	Front	End Northing	End Easting
1	Line	S89°34'37"W	1478.920	No	421376.745	2120138.728
2	Line	N28°29'58"W	2943.720	No	423963.750	2118734.131
3	Line	S85°25'59"E	92.630	No	423956.375	2118826.467
4	Line	S56°38'37"E	78.970	No	423912.954	2118892.428
5	Line	S46°44'08"E	94.680	No	423848.063	2118961.374
6	Line	S25°55'33"E	101.070	No	423757.165	2119005.562
7	Line	S30°21'12"E	171.140	No	423609.484	2119092.045
8	Curve	S82°46'34"E	235.354	No	423579.888	2119325.531

ARC= 271.710, RAD= 148.480, DELTA= 104°50'53"

BC TO RAD= N59°38'52"E

RAD TO EC= S45°12'00"E

SUBTRACT_ARC_AREA = 9516.671

9	Line	N44°48'04"E	124.500	No	423668.228	2119413.259
10	Line	N37°23'14"E	71.540	No	423725.070	2119456.698
11	Line	N57°32'00"E	116.340	No	423787.523	2119554.855
12	Line	N37°26'32"E	23.730	No	423806.364	2119569.282
13	Line	N62°51'47"E	77.720	No	423841.813	2119638.446
14	Line	N53°52'24"E	351.200	No	424048.871	2119922.116
15	Line	S89°56'16"E	66.000	No	424048.799	2119988.116
16	Line	S89°39'23"E	1587.690	No	424039.278	2121575.777
17	Line	N00°24'18"W	1832.490	No	425871.722	2121562.824
18	Line	S89°55'49"E	357.730	No	425871.287	2121920.554
19	Line	S05°14'13"W	494.700	No	425378.652	2121875.401
20	Line	S89°57'23"E	1574.200	No	425377.453	2123449.600
21	Line	S00°22'13"E	819.060	No	424558.411	2123454.893
22	Line	N83°16'09"W	112.020	No	424571.540	2123343.645
23	Line	N60°14'42"W	97.840	No	424620.097	2123258.705
24	Line	N74°06'37"W	197.380	No	424674.137	2123068.867
25	Line	N79°57'57"W	171.300	No	424703.984	2122900.187
26	Line	S00°00'13"E	664.620	No	424039.364	2122900.229
27	Line	N89°59'47"E	151.640	No	424039.373	2123051.869
28	Line	S00°00'13"E	30.000	No	424009.373	2123051.871
29	Line	N89°59'47"E	546.540	No	424009.408	2123598.411
30	Line	S00°56'49"E	375.890	No	423633.569	2123604.623
31	Line	N89°59'49"W	175.000	No	423633.578	2123429.623
32	Line	S00°52'35"E	150.000	No	423483.596	2123431.917
33	Line	S89°59'49"E	60.700	No	423483.593	2123492.617
34	Line	S00°54'19"E	727.770	No	422755.914	2123504.116
35	Line	S89°46'52"W	1907.980	No	422748.624	2121596.149
36	Line	S00°54'14"E	1337.870	No	421410.921	2121617.255
37	Line	N89°36'04"E	676.500	No	421415.631	2122293.738
38	Line	S01°01'49"E	23.260	No	421392.374	2122294.156
39	Line	S89°36'04"W	676.550	No	421387.664	2121617.623

Ending location (North, East) = (421387.664, 2121617.623)

Total Distance : 20812.600
 Total Traverse Stations : 40
 Misclosure Direction : N87°11'31"W (from ending location to starting location)
 Misclosure Distance : 0.016
 Error of Closure : 1:1338134.5
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 10347363.546 sq. ft. (straight segment added to close traverse)

= 237.542781 Acres