

BOUNDARY DESCRIPTION
19.373 Acres

Situated in the State of Ohio, County of Wayne, **Township of Congress** in the **northeast quarter of Section 4, T-21N, R-14W.**

Being part of the land described in a deed to **Joni Morlock** recorded in official record volume 962, page 792 of the Wayne County records.

Described as follows:

Commencing at a railroad spike found in the intersection of Jeffrey Road (County Road 111) and Stratton Road (County Road 36) marking the northeast corner of Section 4.

Thence N 85° 33' 05" W 1755.77 feet, along north line of the quarter section, the line between Wayne County and Medina County and in Jeffrey Road, to the northwest corner of James O. Sr. and Joni Morlock as described in official record volume 613, page 1918 - witnessed by a 5/8 inch diameter steel reference pin found S 04° 33' 13" W 29.84 feet.

Thence S 04° 33' 13" W 729.84 feet, along the west line of Morlock, to a 5/8 inch diameter steel pin found at southwest corner thereof, the **Point of Beginning** for the parcel herein described.

Thence with the following ELEVEN courses:

- 1) **S 85° 32' 02" E 541.54 feet**, along the south line of Morlock and the extension thereof, to a point on the west line of Robert D. Brown and Ryan R. Brown as described in official record volume 918, page 3302 - witnessed by a 3/4 inch diameter steel pipe found N 85° 32' 02" W 4.07 feet.
- 2) **S 01° 16' 00" W 924.34 feet**, along the west line of Brown, to a stone monument found at the southwest corner thereof - witnessed by a capped reference pin set N 86° 34' 58" W 8.76 feet.
- 3) **N 86° 34' 58" W 482.78 feet** to a capped pin set.
- 4) **N 65° 11' 17" W 118.12 feet** to a capped pin set.
- 5) **N 74° 19' 09" W 412.06 feet** to a capped pin set.
- 6) **N 80° 04' 55" W 277.52 feet** to a capped pin set.
- 7) **N 02° 55' 48" E 236.57 feet** to a capped pin set.

- 8) N 18° 58' 05" E 131.39 feet to a capped pin set.
- 9) N 76° 59' 24" E 228.62 feet to a capped pin set at the southwest corner of Aaron and Monica Froelich as described in official record volume 763, page 501.
- 10) S 88° 08' 54" E 436.09 feet, along the south line of Froelich, to a capped pin set at the southeast corner thereof.
- 11) N 04° 33' 13" E 331.93 feet, along the east line of Froelich, to the **Point of Beginning**.

This parcel contains 19.373 acres and has no frontage on any public way.

This parcel is benefited by the access easements described in official record ____, page ____ and official record volume ____, page ____.

Prior Instrument: official record volume 962, page 792.

Permanent Parcel #: part of 21-00403.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June 2025, 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 346

All bearings are related and common with record survey LL-112.

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, P.S. 7036 H:\ADAT4\AJOB5\2K25\Job046\Morlock 19.373 Ac Legal.docx



BOUNDARY DESCRIPTION
Access Easement Triangle

Situated in the State of Ohio, County of Wayne, **Township of Congress** in the **northeast quarter of Section 4, T-21N, R-14W.**

Being part of the land described in a deed to **Joni Morlock** recorded in official record volume 962, page 792 of the Wayne County records.

Described as follows:

Commencing at a railroad spike found in the intersection of Jeffrey Road (County Road 111) and Stratton Road (County Road 36) marking the northeast corner of Section 4.

Thence N 85° 33' 05" W 1755.77 feet, along north line of the quarter section, the line between Wayne County and Medina County and in Jeffrey Road, to the northwest corner of James O. Sr. and Joni Morlock as described in official record volume 613, page 1918 and the **Point of Beginning** for the easement herein described - witnessed by a 5/8 inch diameter steel reference pin found S 04° 33' 13" W 29.84 feet.

Thence with the following **THREE** courses:

- 1) S 4° 33' 13" W 112.74 feet, along the west line of said James O. Sr. and Joni Morlock, to a point.
- 2) N 35° 22' 37" W 146.80 feet to a point on the north line of the quarter section and in Jeffrey Road.
- 3) S 85° 33' 05" E 94.23 feet, along the north line of the quarter section and in Jeffrey Road, to the **Point of Beginning.**

Prior Instrument: official record volume 962, page 792.

Permanent Parcel #: part of 21-00403.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June 2025, on behalf of R.W. Gasbarre & Associates, Inc.

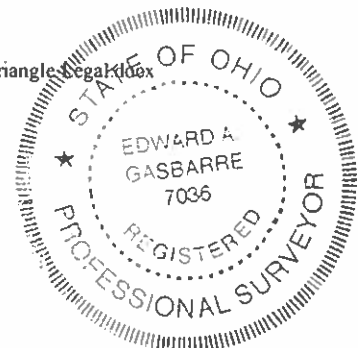
A copy of which is on file at the Wayne County map office. See survey volume yy, page 346

All bearings are related and common with record survey LL-112.

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 6/30/25

Edward A. Gasbarre, P.S. 7036 H:\ADAT4\AJOB\2K25\Job046\Morlock Easement Triangle Legal.docx



BOUNDARY DESCRIPTION
Access Easement Strip

Situated in the State of Ohio, County of Wayne, **Township of Congress** in the **northeast quarter of Section 4, T-21N, R-14W.**

Being part of the land described in a deed to **James O. Sr. and Joni Morlock** recorded in official record volume 613, page 1918 of the Wayne County records.

More particularly, being a 30 feet wide strip of land lying between parallel lines located 15 feet on each side of the following described centerline along with any shortening or extension of those lines required to intersect the property lines.

Described as follows:

Commencing at a railroad spike found in the intersection of Jeffrey Road (County Road 111) and Stratton Road (County Road 36) marking the northeast corner of Section 4.

Thence N 85° 33' 05" W 1740.77 feet, along north line of the quarter section, the line between Wayne County and Medina County and in Jeffrey Road, to the **Point of Beginning** for the easement herein described.

Thence with the following FIVE courses:

- 1) **S 4° 33' 13" W 597.32 feet**, 15.00 feet east of and parallel with the west line of said Morlock, to a point of curvature.
- 2) **Southeasterly**, along the arc of a curve to the left, a distance of 48.49 feet to a point of tangency.
The aforementioned curve has the following properties:
Central Angle = 69° 27' 42" Chord Bearing = S 30° 10' 38" E
Radius = 40.00 feet Chord Distance = 45.58 feet
- 3) **S 64° 54' 29" E 45.77 feet** to a point of curvature.
- 4) **Southeasterly**, along the arc of a curve to the right, a distance of 59.80 feet to a point of tangency.
The aforementioned curve has the following properties:
Central Angle = 40° 18' 27" Chord Bearing = S 44° 45' 16" E
Radius = 85.00 feet Chord Distance = 58.57 feet
- 5) **S 24° 36' 02" E 46.51 feet** to a northerly line of a 19.373 acre parcel and there **Terminate.**

Prior Instrument: official record volume 613, page 1918.

Permanent Parcel #: part of 21-00402.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June 2025, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume xy, page 346

All bearings are related and common with record survey LL-112.

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 6/30/25

Edward A. Gasbarre, P.S. 7036

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Morlock Closure Report 225046

Lot Closure Report - Lot : 19.373 Ac

file- H:\ADAT4\AJOB5\2K25\Job046\225046.ms\lc_19.373 Ac.txt
Thursday, May 22, 2025, 2:38:47p.m.

Starting location (North, East) = (6606.020, -1312.777)

(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	S85°32'02"E	541.540	No	6563.851	-772.881
2	Line	S01°16'00"W	924.340	No	5639.737	-793.315
3	Line	N86°34'58"W	482.780	No	5668.513	-1275.236
4	Line	N65°11'17"W	118.120	No	5718.081	-1382.452
5	Line	N74°19'09"W	412.060	No	5829.452	-1779.177
6	Line	N80°04'55"W	277.520	No	5877.252	-2052.549
7	Line	N02°55'48"E	236.570	No	6113.513	-2040.457
8	Line	N18°58'05"E	131.390	No	6237.769	-1997.749
9	Line	N76°59'24"E	228.620	No	6289.236	-1774.998
10	Line	S88°08'54"E	436.090	No	6275.145	-1339.136
11	Line	N04°33'13"E	331.930	No	6606.027	-1312.783

Ending location (North, East) = (6606.027, -1312.783)

Total Distance : 4120.960
Total Traverse Stations : 12
Misclosure Direction : S41°31'46"E (from ending location to starting location)
Misclosure Distance : 0.009
Error of Closure : 1:450571.1
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 843884.927 sq. ft. (straight segment added to close
traverse)

= 19.372932 Acres