

BOUNDARY DESCRIPTION
3.424 Acres

Situated in the State of Ohio, County of Wayne, **Township of Cannan** in the **northwest quarter of Section 26, T-17N, R-13W.**

Being part of the land described in a deed to **Annette L. Shafer, Successor Trustee of the Trudy A. Shafer Trust Dated December 13, 2005** recorded in official record volume 979, page 601 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter crimped steel pipe found in Steiner Road (Township Road 108) marking the northwest corner of Section 26.

Thence S 86° 21' 00" E 115.24 feet, along the north line of the quarter section and in Steiner Road, to the **Point of Beginning** for the parcel herein described - witnessed by a capped reference pin set S 03° 47' 49" W 26.24 feet

Thence with the following EIGHT courses:

- 1) **S 86° 21' 00" E 104.91 feet**, along the north line of the quarter section and in Steiner Road, to the northwest corner of a 1.18 acre parcel described in said deed to Shafer - witnessed by a 3/4 inch diameter crimped steel reference pipe found S 03° 39' 00" W 30.00 feet.
- 2) **S 03° 39' 00" W 244.00 feet**, along the west line of the 1.18 acre parcel, to a 3/4 inch diameter steel pipe found at the southwest corner thereof.
- 3) **S 86° 21' 00" E 210.00 feet**, along the south line of the 1.18 acre parcel, to the southeast corner thereof.
- 4) **N 03° 39' 00" E 244.00 feet**, along the east line of the 1.18 acre parcel, to a point on the north line of the quarter section and in Steiner Road.
- 5) **S 86° 21' 00" E 65.83 feet**, along the north line of the quarter section and in Steiner Road, to a point - witnessed by a capped reference pin set S 07° 47' 53" W 32.79 feet.
- 6) **S 07° 47' 53" W 555.98 feet** to a capped pin set.
- 7) **N 86° 21' 00" W 341.95 feet** to a capped pin set.
- 8) **N 03° 47' 49" E 554.52 feet** to the **Point of Beginning**.

This parcel contains 3.424 acres.

Prior Instrument: official record volume 979, page 601.

Permanent Parcel #: part of 07-00803.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July 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 31a5.

All bearings are related and based on the north line of the quarter section according to record survey R-383A.

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 7/15/26

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K26\job022\Shafer 3.424 Ac Legal.docx



BOUNDARY DESCRIPTION
4.600 Acres

Situated in the State of Ohio, County of Wayne, **Township of Cannan** in the **northwest quarter of Section 26, T-17N, R-13W.**

Being part of the land described in a deed to **Annette L. Shafer, Successor Trustee of the Trudy A. Shafer Trust Dated December 13, 2005** recorded in official record volume 979, page 601 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter crimped steel pipe found in Steiner Road (Township Road 108) marking the northwest corner of Section 26.

Thence S 86° 21' 00" E 115.24 feet, along the north line of the quarter section and in Steiner Road, to the **Point of Beginning** for the parcel herein described - witnessed by a capped reference pin set S 03° 47' 49" W 26.24 feet

Thence with the following FOUR courses:

- 1) S 86° 21' 00" E 380.74 feet, along the north line of the quarter section and in Steiner Road, to a point - witnessed by a capped reference pin set S 07° 47' 53" W 32.79 feet.
- 2) S 07° 47' 53" W 555.98 feet to a capped pin set.
- 3) N 86° 21' 00" W 341.95 feet to a capped pin set.
- 4) N 03° 47' 49" E 554.52 feet to the **Point of Beginning.**

This parcel contains 4.600 acres.

Prior Instrument: official record volume 979, page 601.

Permanent Parcel #: all of 07-00803.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July 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 365

All bearings are related and based on the north line of the quarter section according to record survey R-383A.

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.

 7/15/26

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K26\job022\Shafer 4.600 Ac Legal.dqcx



Shafer Closure Report 226022 Revised

Lot Closure Report - Lot : **4.6 Ac**

file- H:\ADAT4\AJOB5\2K26\job022\226022_Rev.ms\lc_4.6 Ac.txt
Tuesday, July 14, 2026, 3:56:38p.m.

Starting location (North, East) = (4048.909, 4575.159)

(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	S86°21'00"E	380.740	No	4024.670	4955.127
2	Line	S07°47'53"W	555.980	No	3473.832	4879.690
3	Line	N86°21'00"W	341.950	No	3495.601	4538.434
4	Line	N03°47'49"E	554.520	No	4048.903	4575.154

Ending location (North, East) = (4048.903, 4575.154)

Total Distance : 1833.190
Total Traverse Stations : 5
Misclosure Direction : N40°47'30"E (from ending location to starting location)
Misclosure Distance : 0.007
Error of Closure : 1:269877.8
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 200375.460 sq. ft. (straight segment added to close traverse)
= **4.599988 Acres**

Lot Closure Report - Lot : **3.424 Ac**

file- H:\ADAT4\AJOB5\2K26\job022\226022_Rev.ms\lc_3.424 Ac.txt
Tuesday, July 14, 2026, 4:00:02p.m.

Starting location (North, East) = (4048.909, 4575.159)

(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	S86°21'00"E	104.910	No	4042.230	4679.856
2	Line	S03°39'00"W	244.000	No	3798.725	4664.323
3	Line	S86°21'00"E	210.000	No	3785.356	4873.897
4	Line	N03°39'00"E	244.000	No	4028.861	4889.430
5	Line	S86°21'00"E	65.830	No	4024.670	4955.127
6	Line	S07°47'53"W	555.980	No	3473.832	4879.690
7	Line	N86°21'00"W	341.950	No	3495.601	4538.434
8	Line	N03°47'49"E	554.520	No	4048.903	4575.154

Ending location (North, East) = (4048.903, 4575.154)

Total Distance : 2321.190
Total Traverse Stations : 9
Misclosure Direction : N40°47'30"E (from ending location to starting location)
Misclosure Distance : 0.007
Error of Closure : 1:341720.0
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 149135.460 sq. ft. (straight segment added to close traverse)
= **3.423679 Acres**