

BOUNDARY DESCRIPTION- Cavanna Parcel No.1
3.379 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **southwest quarter of Section 29, T-15N, R-13W.**

Being part of a 65.662 acre tract described in a deed to **Barry D. and Edith M. Cavanna** recorded in official record volume 966, page 1895 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Valley Road (Township Road 76) marking the southwest corner of the southwest quarter of Section 29 – witnessed by a capped reference pin set N 89° 21' 55" E 30.00 feet.

Thence N 0° 23' 26" W 1451.57 feet, in Valley Road and along the west line of the quarter section, to the **Point of Beginning** for the parcel herein described - witnessed by a capped reference pin set S 87° 39' 54" E 30.00 feet.

Thence with the following FOUR courses:

- 1) S 87° 39' 54" E 400.45 feet to a capped pin set.
- 2) S 0° 23' 26" E 358.48 feet to a capped pin set.
- 3) S 89° 36' 34" W 400.00 feet to a point in Valley Road on the west line of the quarter section - witnessed by a capped reference pin set N 89° 36' 34" E 30.00 feet.
- 4) N 0° 23' 26" W 377.52 feet, in Valley Road and along the west line of the quarter section, to the **Point of Beginning**.

This parcel contains 3.379 acres.

Prior Instrument: official record volume 966, page 1895.

Permanent Parcel #: part of 56-01882.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in August 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 44, page 378

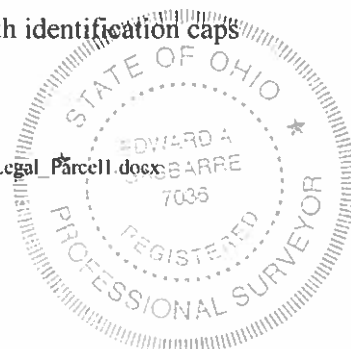
All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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.

 8/10/26

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K26\job017\Cavanna_3.379AcLegal_Parcel1.docx



BOUNDARY DESCRIPTION- Cavanna Parcel No.2+3
16.797 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **southwest quarter of Section 29, T-15N, R-13W.**

Being part of a 65.662 acre tract described in a deed to **Barry D. and Edith M. Cavanna** recorded in official record volume 966, page 1895 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Valley Road (Township Road 76) marking the southwest corner of the southwest quarter of Section 29 – witnessed by a capped reference pin set N 89° 21' 55" E 30.00 feet.

Thence N 0° 23' 26" W 663.57 feet, in Valley Road and along the west line of the quarter section, to the **Point of Beginning** for the parcel herein described - witnessed by a capped reference pin set N 80° 27' 06" E 30.39 feet.

Thence with the following NINE courses:

- 1) N 0° 23' 26" W 410.48 feet, in Valley Road and along the west line of the quarter section, to a point – witnessed by a capped reference pin set N 89° 36' 34" E 30.00 feet.
- 2) N 89° 36' 34" E 400.00 feet to a capped pin set.
- 3) N 0° 23' 26" W 358.48 feet to a capped pin set.
- 4) S 87° 39' 54" E 400.45 feet to a capped pin set.
- 5) S 0° 23' 26" E 1410.07 feet to a capped pin set on the south line of the quarter section.
- 6) S 89° 21' 55" W 400.00 feet, along the south line of the quarter section, to a capped pin set.
- 7) N 0° 23' 26" W 650.02 feet to a capped pin set.
- 8) N 85° 57' 57" W 320.91 feet to a capped pin set.
- 9) S 80° 27' 06" W 81.08 feet to the **Point of Beginning.**

This parcel contains 16.797 acres.

Prior Instrument: official record volume 966, page 1895.

Permanent Parcel #: part of 56-01882.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in August 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 378

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.

Edward A. Gasbarre 8/10/26

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K26\job017\Cavanna_16.797AcLegal_Parcel2+3.docx



BOUNDARY DESCRIPTION- Cavanna Parcel No.4
3.005 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **southwest quarter of Section 29, T-15N, R-13W.**

Being part of a 65.662 acre tract described in a deed to **Barry D. and Edith M. Cavanna** recorded in official record volume 966, page 1895 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Valley Road (Township Road 76) marking the southwest corner of the southwest quarter of Section 29 – witnessed by a capped reference pin set N 89° 21' 55" E 30.00 feet.

Thence N 0° 23' 26" W 338.00 feet, in Valley Road and along the west line of the quarter section, to the **Point of Beginning** for the parcel herein described - witnessed by a capped reference pin set N 89° 36' 34" E 30.00 feet.

Thence with the following FIVE courses:

- 1) N 0° 23' 26" W 325.57 feet, in Valley Road and along the west line of the quarter section, to a point – witnessed by a capped reference pin set N 80° 27' 06" E 30.39 feet.
- 2) N 80° 27' 06" E 81.08 feet to a capped pin set.
- 3) S 85° 57' 57" E 320.91 feet to a capped pin set.
- 4) S 0° 23' 26" E 313.72 feet to a capped pin set.
- 5) S 89° 36' 34" W 400.00 feet to the **Point of Beginning.**

This parcel contains 3.005 acres.

Prior Instrument: official record volume 966, page 1895.

Permanent Parcel #: part of 56-01882.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in August 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 318

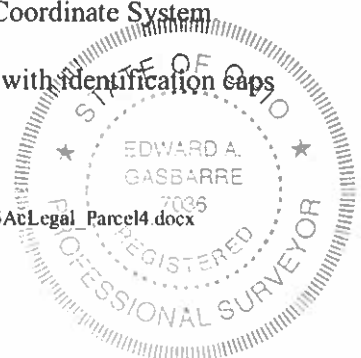
All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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.

 9/10/26

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K26\job017\Cavanna_3.005AcLegal_Parcel4.docx



BOUNDARY DESCRIPTION- Cavanna Parcel No.5
3.096 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **southwest quarter of Section 29, T-15N, R-13W.**

Being part of a 65.662 acre tract described in a deed to **Barry D. and Edith M. Cavanna** recorded in official record volume 966, page 1895 of the Wayne County records.

Described as follows:

Beginning at a 5/8 inch diameter steel pin found in Valley Road (Township Road 76) marking the southwest corner of the southwest quarter of Section 29 – witnessed by a capped reference pin set N 89° 21' 55" E 30.00 feet.

Thence with the following FOUR courses:

- 1) **N 0° 23' 26" W 338.00 feet**, in Valley Road and along the west line of the quarter section, to a point – witnessed by a capped reference pin set N 89° 36' 34" E 30.00 feet.
- 2) **N 89° 36' 34" E 400.00 feet** to a capped pin set.
- 3) **S 0° 23' 26" E 336.30 feet** to a capped pin set on the south line of the quarter section.
- 4) **S 89° 21' 55" W 400.00 feet**, along the south line of the quarter section, to the **Point of Beginning**.

This parcel contains 3.096 acres.

Prior Instrument: official record volume 966, page 1895.

Permanent Parcel #: part of 56-01882.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in August 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 378

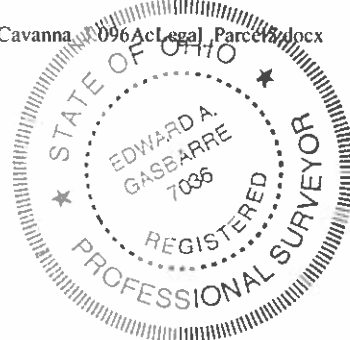
All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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.

Edward A. Gasbarre 8/10/26

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB\2K26\job017\Cavanna 3.096 Acres Legal Parcel 5.docx



**BOUNDARY DESCRIPTION- Cavanna Parcel 6
6.718 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **northwest quarter of Section 32, T-15N, R-13W.**

Being part of a 36.959 acre tract described in a deed to **Barry D. and Edith M. Cavanna** recorded in official record volume 966, page 1895 of the Wayne County records.

Described as follows:

Beginning at a 5/8 inch diameter steel pin found in Valley Road (Township Road 76) marking the northwest corner of the northwest quarter of Section 32 – witnessed by a capped reference pin set N 89° 21' 55" E 30.00 feet.

Thence with the following SIX courses:

- 1) **N 89° 21' 55" E 800.00 feet**, along the north line of the quarter section, to a capped pin set.
- 2) **S 0° 23' 26" E 696.15 feet** to a capped pin set.
- 3) **N 89° 27' 09" W 411.23 feet** to a capped pin set.
- 4) **N 0° 32' 51" E 657.80 feet** to a capped pin set.
- 5) **S 89° 21' 55" W 400.09 feet** to a point in Valley Road on the west line of the quarter section – witnessed by a capped reference pin set N 89° 21' 55" E 30.00 feet.
- 6) **N 0° 32' 51" E 30.01 feet**, in Valley Road and along the west line of the quarter section, to the **Point of Beginning**.

This parcel contains 6.718 acres.

Prior Instrument: official record volume 966, page 1895.

Permanent Parcel #: part of 56-00974.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in August 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 378

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.

Edward A. Gasbarre 8/10/26

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K26\job017\Cavanna_6.718Acres\Legal_Parcel6.docx



**BOUNDARY DESCRIPTION- Cavanna Parcel 7
3.000 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **northwest quarter of Section 32, T-15N, R-13W.**

Being part of a 36.959 acre tract described in a deed to **Barry D. and Edith M. Cavanna** recorded in official record volume 966, page 1895 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Valley Road (Township Road 76) marking the northwest corner of the northwest quarter of Section 32 – witnessed by a capped reference pin set N 89° 21' 55" E 30.00 feet.

Thence S 0° 32' 51" W 30.01 feet, in Valley Road and along the west line of the quarter section, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 89° 21' 55" E 30.00 feet.

Thence with the following FOUR courses:

- 1) N 89° 21' 55" E 400.09 feet to a capped pin set.
- 2) S 0° 32' 51" W 330.80 feet to a capped pin set.
- 3) N 89° 27' 09" W 400.00 feet to a point in Valley Road on the west line of the quarter section - witnessed by a capped reference pin set S 89° 27' 09" E 30.00 feet.
- 4) N 0° 32' 51" E 322.55 feet, in Valley Road and along the west line of the quarter section, to the **Point of Beginning.**

This parcel contains 3.000 acres.

Prior Instrument: official record volume 966, page 1895.

Permanent Parcel #: part of 56-00974.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in August 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 318.

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.

Edward A. Gasbarre 8/10/26

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K26\job017\Cavanna_3.000AcreLegal_Parcel7.docx



BOUNDARY DESCRIPTION- Cavanna Parcel 8
3.003 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **northwest quarter of Section 32, T-15N, R-13W.**

Being part of a 36.959 acre tract described in a deed to **Barry D. and Edith M. Cavanna** recorded in official record volume 966, page 1895 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Valley Road (Township Road 76) marking the northwest corner of the northwest quarter of Section 32 – witnessed by a capped reference pin set N 89° 21' 55" E 30.00 feet.

Thence S 0° 32' 51" W 352.56 feet, in Valley Road and along the west line of the quarter section, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 89° 27' 09" E 30.00 feet.

Thence with the following FOUR courses:

- 1) S 89° 27' 09" E 400.00 feet to a capped pin set.
- 2) S 0° 32' 51" W 327.00 feet to a capped pin set.
- 3) N 89° 27' 09" W 400.00 feet to a point in Valley Road on the west line of the quarter section - witnessed by a capped reference pin set S 89° 27' 09" E 30.00 feet.
- 4) N 0° 32' 51" E 327.00 feet, in Valley Road and along the west line of the quarter section, to the **Point of Beginning**.

This parcel contains 3.003 acres.

Prior Instrument: official record volume 966, page 1895.

Permanent Parcel #: part of 56-00974.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in August 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 378.

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.

Edward A. Gasbarre 9/10/26

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB52K26\job017\Cavanna_3.003 Acres\Parcel 8.dwg



BOUNDARY DESCRIPTION- Cavanna Parcel 9
5.548 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **northwest quarter of Section 32, T-15N, R-13W.**

Being part of a 36.959 acre tract described in a deed to **Barry D. and Edith M. Cavanna** recorded in official record volume 966, page 1895 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Valley Road (Township Road 76) marking the northwest corner of the northwest quarter of Section 32 – witnessed by a capped reference pin set N 89° 21' 55" E 30.00 feet.

Thence S 0° 32' 51" W 976.56 feet, in Valley Road and along the west line of the quarter section, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 89° 27' 09" E 30.00 feet.

Thence with the following FOUR courses:

- 1) N 0° 32' 51" E 297.00 feet, in Valley Road and along the west line of the quarter section, to a point - witnessed by a capped reference pin set S 89° 27' 09" E 30.00 feet.
- 2) S 89° 27' 09" E 811.23 feet to a capped pin set.
- 3) S 0° 23' 26" E 297.04 feet to a capped pin set.
- 4) N 89° 27' 09" W 816.09 feet to the **Point of Beginning**.

This parcel contains 5.548 acres.

Prior Instrument: official record volume 966, page 1895.

Permanent Parcel #: part of 56-00974.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in August 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 378.

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.


Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB\2K26\job017\Cavanna_5.548Ac Legal Parcel9.docx



BOUNDARY DESCRIPTION- Cavanna Parcel 10
9.112 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **northwest quarter of Section 32, T-15N, R-13W.**

Being part of a 36.959 acre tract described in a deed to **Barry D. and Edith M. Cavanna** recorded in official record volume 966, page 1895 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Valley Road (Township Road 76) marking the northwest corner of the northwest quarter of Section 32 – witnessed by a capped reference pin set N 89° 21' 55" E 30.00 feet.

Thence S 0° 32' 51" W 976.56 feet, in Valley Road and along the west line of the quarter section, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 89° 27' 09" E 30.00 feet.

Thence with the following FOURTEEN courses:

- 1) **S 89° 27' 09" E 816.09 feet** to a capped pin set
- 2) **S 0° 23' 26" E 33.65 feet** to a capped pin set on a westerly line of the former Pittsburgh, Ft. Wayne and Chicago Railway (now CONRAIL).

The following SEVEN Courses (Courses 3 through 9) follow the lines of the railroad

- 3) **S 30° 18' 08" W 4.41 feet** to a capped pin set.
- 4) **S 59° 41' 52" E 33.00 feet** to a capped pin set.
- 5) **Southwesterly**, with the arc of a non-tangent curve concave to the northwest, a distance of **196.76 feet** to a capped pin set.

The aforementioned curve has the following properties:

Central Angle = 2°01'25"

Chord Distance = 196.75 feet

Radius = 5571.36 feet

Chord bearing = S 31°18'27" W

- 6) **S 28° 53' 47" W 1047.28 feet** to a 5/8 inch diameter steel pin found.
- 7) **S 37° 01' 58" W 361.90 feet** to a capped pin set.
- 8) **S 0° 32' 51" W 33.64 feet** to a 5/8 inch diameter steel pin found.
- 9) **S 37° 01' 58" W 50.46 feet** to a capped pin set on the west line of the quarter section.

- 10) **N 0° 32' 51" E 784.79 feet**, in Valley Road and along the west line of the quarter section, to the southwest corner of Mark A. and Patricia K. Moser as described in official record volume 466, page 2364 - witnessed by a 5/8 inch diameter steel reference pin found S 89° 27' 09" E 30.00 feet.
- 11) **S 89° 27' 09" E 400.00 feet**, along the south line of Moser, to a 5/8 inch diameter steel pin found.
- 12) **N 0° 32' 51" E 695.00 feet**, along the east line of Moser and the extension thereof, to a capped pin set at the northeast corner of Scott and Denise Kelly as described in official record volume 898, page 4506.
- 13) **N 89° 27' 09" W 400.00 feet**, along the north line of Kelly, to a point in Valley Road on the west line of the quarter section – witnessed by a capped reference pin marked "Rudolph 6449" found S 89° 27' 09" E 30.00 feet.
- 14) **N 0° 32' 51" E 30.00 feet**, in Valley Road and along the west line of the quarter section, to the **Point of Beginning**.

This parcel contains 9.112 acres, a portion of which lies within a known floodplain.

Prior Instrument: official record volume 966, page 1895.

Permanent Parcel #: part of 56-00974.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in August 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 378.

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.

Edward A. Gasbarre 8/10/26

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB52K26\job017\Cavanna_9.112AcLegal_Parcel10.docx



**BOUNDARY DESCRIPTION- Cavanna Remainder Parcel
48.959 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **southwest quarter of Section 29 and the northwest quarter of Section 32, T-15N, R-13W.**

Being part of a 65.662 acre tract and part of a 36.959 acre tract described in a deed to **Barry D. and Edith M. Cavanna** recorded in official record volume 966, page 1895 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Valley Road (Township Road 76) marking the southwest corner of the southwest quarter of Section 29 – witnessed by a capped reference pin set N 89° 21' 55" E 30.00 feet.

Thence N 0° 23' 26" W 1451.57 feet, in Valley Road and along the west line of the quarter section, to the **Point of Beginning** for the parcel herein described - witnessed by a capped reference pin set S 87° 39' 54" E 30.00 feet.

Thence with the following SEVEN courses:

- 1) **N 0° 23' 26" W 30.03 feet**, in Valley Road and along the west line of the quarter section, to a point – witnessed by a capped reference pin set S 87° 39' 54" E 30.00 feet.
- 2) **S 87° 39' 54" E 2403.98 feet**, along the south line Roger J. Maurer and DERCAMS, LLC as described in deed volume 608, page 35 and official record volume 630, page 1220, to a point on a westerly line of the former Pittsburgh, Ft. Wayne and Chicago Railway (now CONRAIL) – witnessed by a capped reference pin set N 87° 39' 54" W 703.38 feet.

The following THREE courses (Courses 3 through 5) follow the lines of the railroad

- 3) **S 30° 18' 08" W 2240.35 feet**, passing into the northwest quarter of Section 32 at a distance of 1582.12 feet, to a point in a ditch – witnessed by a capped reference pin set S 88° 33' 08" W 8.86 feet.
- 4) **S 88° 33' 08" W 184.22 feet** to a capped pin set.
- 5) **S 30° 18' 08" W 535.87 feet** to a capped pin set.
- 6) **N 0° 23' 26" W 2436.91 feet**, passing into the southwest quarter of Section 29 at a distance of 1026.84 feet, to a capped pin set.
- 7) **N 87° 39' 54" W 800.90 feet** to the **Point of Beginning**.

This parcel contains 48.959 acres; of which 39.384 acres lie in the southwest quarter of Section 29 and 9.575 acres lie in the northwest quarter of Section 32.

A portion of this parcel lies within a known floodplain.

Prior Instrument: official record volume 966, page 1895.

Permanent Parcel #: part of 56-01882.001 and part of 56-00974.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in August 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 378

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.

Edward A. Gasbarre 8/10/26

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K26\job017\Cavanna_48.959AcLegal_Remainder.docx



BOUNDARY DESCRIPTION
Access Easement

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **southwest quarter of Section 29, T-15N, R-13W.**

Being part of a 65.662 acre tract described in a deed to **Barry D. and Edith M. Cavanna** recorded in official record volume 966, page 1895 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Valley Road (Township Road 76) marking the southwest corner of the southwest quarter of Section 29 – witnessed by a capped reference pin set N 89° 21' 55" E 30.00 feet.

Thence N 0° 23' 26" W 663.57 feet, in Valley Road and along the west line of the quarter section, to the **Point of Beginning** for the easement herein described - witnessed by a capped reference pin set N 80° 27' 06" E 30.39 feet.

Thence with the following SIX courses:

- 1) N 0° 23' 26" W 95.00 feet, in Valley Road and along the west line of the quarter section, to a point.
- 2) S 61° 47' 11" E 94.42 feet to a point.
- 3) S 85° 57' 57" E 719.24 feet to a point on a westerly line of a 48.959 acre parcel.
- 4) S 0° 23' 26" E 37.11 feet, along a westerly line of the 48.959 acre parcel, to a point.
- 5) N 85° 57' 57" W 722.10 feet to a capped pin set.
- 6) S 80° 27' 06" W 81.08 feet to the **Point of Beginning**.

Prior Instrument: official record volume 966, page 1895.

Permanent Parcel #: part of 56-01882.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in August 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 378.

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.



Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB52K26\job017\Cavanna_Legal_Access Easement.docx



Lot Closure Report - Lot : Parcel 1

CAVANNA

226017

file- H:\ADAT4\AJOB5\2K26\job017\226017.ms\lc_Parcel 1.txt
Saturday, August 1, 2026, 8:02:25a.m.

Starting location (North, East) = (393553.225, 2107109.970)

(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	S87°39'54"E	400.450	No	393536.910	2107510.087
2	Line	S00°23'26"E	358.480	No	393178.438	2107512.531
3	Line	S89°36'34"W	400.000	No	393175.711	2107112.540
4	Line	N00°23'26"W	377.520	No	393553.223	2107109.967

Ending location (North, East) = (393553.223, 2107109.967)

Total Distance : 1536.450
Total Traverse Stations : 5
Misclosure Direction : N53°30'23"E (from ending location to starting location)
Misclosure Distance : 0.004
Error of Closure : 1:413363.0
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 147200.467 sq. ft. (straight segment added to close traverse)
= 3.379258 Acres

Lot Closure Report - Lot : Parcel 2_3

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S87°39'54"E	400.450	No	393520.594	2107910.205
2	Line	S00°23'26"E	1410.070	No	392110.557	2107919.816
3	Line	S89°21'55"W	400.000	No	392106.126	2107519.841
4	Line	N00°23'26"W	650.020	No	392756.131	2107515.410
5	Line	N85°57'57"W	320.910	No	392778.707	2107195.295
6	Line	S80°27'06"W	81.080	No	392765.258	2107115.339
7	Line	N00°23'26"W	410.480	No	393175.728	2107112.541
8	Line	N89°36'34"E	400.000	No	393178.455	2107512.531
9	Line	N00°23'26"W	358.480	No	393536.927	2107510.088

Ending location (North, East) = (393536.927, 2107510.088)

Total Distance : 4431.490
Total Traverse Stations : 10
Misclosure Direction : S01°26'33"W (from ending location to starting location)
Misclosure Distance : 0.017
Error of Closure : 1:260726.1
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 731679.750 sq. ft. (straight segment added to close traverse)
= 16.797056 Acres

Lot Closure Report - Lot : Parcel 4

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N80°27'06"E	81.080	No	392778.707	2107195.295
2	Line	S85°57'57"E	320.910	No	392756.131	2107515.410
3	Line	S00°23'26"E	313.720	No	392442.418	2107517.549
4	Line	S89°36'34"W	400.000	No	392439.692	2107117.558
5	Line	N00°23'26"W	325.570	No	392765.254	2107115.339

Ending location (North, East) = (392765.254, 2107115.339)
 Total Distance : 1441.280
 Total Traverse Stations : 6
 Misclosure Direction : N01°41'00"W (from ending location to starting location)
 Misclosure Distance : 0.004
 Error of Closure : 1:381401.7
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 130914.019 sq. ft. (straight segment added to close traverse)
 = 3.005372 Acres

Lot Closure Report - Lot : Parcel 5

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N89°36'34"E	400.000	No	392442.418	2107517.549
2	Line	S00°23'26"E	336.300	No	392106.126	2107519.841
3	Line	S89°21'55"W	400.000	No	392101.695	2107119.866
4	Line	N00°23'26"W	338.000	No	392439.687	2107117.562

Ending location (North, East) = (392439.687, 2107117.562)
 Total Distance : 1474.300
 Total Traverse Stations : 5
 Misclosure Direction : N38°41'10"W (from ending location to starting location)
 Misclosure Distance : 0.006
 Error of Closure : 1:251549.9
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 134859.695 sq. ft. (straight segment added to close traverse)
 = 3.095953 Acres

Lot Closure Report - Lot : Parcel 6

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N89°21'55"E	800.000	No	392110.557	2107919.816
2	Line	S00°23'26"E	696.150	No	391414.423	2107924.562
3	Line	N89°27'09"W	411.230	No	391418.353	2107513.350
4	Line	N00°32'51"E	657.800	No	392076.123	2107519.636
5	Line	S89°21'55"W	400.090	No	392071.691	2107119.571
6	Line	N00°32'51"E	30.010	No	392101.699	2107119.857

Ending location (North, East) = (392101.699, 2107119.857)
 Total Distance : 2995.280
 Total Traverse Stations : 7
 Misclosure Direction : S61°31'45"E (from ending location to starting location)
 Misclosure Distance : 0.009
 Error of Closure : 1:324378.0
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 292625.727 sq. ft. (straight segment added to close traverse)
 = 6.717762 Acres

Lot Closure Report - Lot : Parcel 7

=====

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
---	-----	-----	-----	-----	-----	-----
1	Line	N89°21'55"E	400.090	No	392076.123	2107519.636
2	Line	S00°32'51"W	330.800	No	391745.338	2107516.475
3	Line	N89°27'09"W	400.000	No	391749.160	2107116.493
4	Line	N00°32'51"E	322.550	No	392071.695	2107119.576

Ending location (North, East) = (392071.695, 2107119.576)

Total Distance : 1453.440
 Total Traverse Stations : 5
 Misclosure Direction : S46°06'54"W (from ending location to starting location)
 Misclosure Distance : 0.007
 Error of Closure : 1:214692.7
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 130669.072 sq. ft. (straight segment added to close traverse)
 = 2.999749 Acres

Lot Closure Report - Lot : Parcel 8

=====

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
---	-----	-----	-----	-----	-----	-----
1	Line	S89°27'09"E	400.000	No	391745.338	2107516.475
2	Line	S00°32'51"W	327.000	No	391418.353	2107513.350
3	Line	N89°27'09"W	400.000	No	391422.175	2107113.369
4	Line	N00°32'51"E	327.000	No	391749.160	2107116.493

Ending location (North, East) = (391749.160, 2107116.493)

Total Distance : 1454.000
 Total Traverse Stations : 5
 Misclosure Distance : < 0.001000
 Error of Closure : 1:INFINITY
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 130800.000 sq. ft.
 = 3.002755 Acres

Lot Closure Report - Lot : Parcel 9

=====

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
---	-----	-----	-----	-----	-----	-----
1	Line	S89°27'09"E	811.230	No	391414.423	2107924.562
2	Line	S00°23'26"E	297.040	No	391117.390	2107926.586
3	Line	N89°27'09"W	816.090	No	391125.188	2107110.534
4	Line	N00°32'51"E	297.000	No	391422.175	2107113.372

Ending location (North, East) = (391422.175, 2107113.372)

Total Distance : 2221.360
 Total Traverse Stations : 5
 Misclosure Direction : N85°46'53"W (from ending location to starting location)
 Misclosure Distance : 0.003
 Error of Closure : 1:746760.6
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 241656.734 sq. ft. (straight segment added to close traverse)
 = 5.547675 Acres

Lot Closure Report - Lot : Parcel 10

(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	S89°27'09"E	816.090	No	391117.390	2107926.586
2	Line	S00°23'26"E	33.650	No	391083.741	2107926.816
3	Line	S30°18'08"W	4.410	No	391079.934	2107924.591
4	Line	S59°41'52"E	33.000	No	391063.283	2107953.082
5	Curve	S31°18'27"W	196.750	No	390895.182	2107850.845

ARC= 196.760, RAD= 5571.360, DELTA= 2°01'25"

BC_TO_RAD= S57°40'51"E

RAD_TO_EC= N59°42'15"W

SUBTRACT_ARC_AREA = 113.931

6	Line	S28°53'47"W	1047.280	No	389978.293	2107344.771
7	Line	S37°01'58"W	361.900	No	389689.392	2107126.808
8	Line	S00°32'51"W	33.640	No	389655.753	2107126.487
9	Line	S37°01'58"W	50.460	No	389615.472	2107096.096
10	Line	N00°32'51"E	784.790	No	390400.226	2107103.595
11	Line	S89°27'09"E	400.000	No	390396.404	2107503.577
12	Line	N00°32'51"E	695.000	No	391091.372	2107510.218
13	Line	N89°27'09"W	400.000	No	391095.194	2107110.237
14	Line	N00°32'51"E	30.000	No	391125.193	2107110.523

Ending location (North, East) = (391125.193, 2107110.523)

Total Distance : 4886.980
Total Traverse Stations : 15
Misclosure Direction : S67°37'27"E (from ending location to starting location)
Misclosure Distance : 0.011
Error of Closure : 1:432102.9
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 396908.190 sq. ft. (straight segment added to close traverse)
= 9.111758 Acres

Lot Closure Report - Lot : Remainder

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N00°23'26"W	30.030	No	393583.252	2107109.762
2	Line	S87°39'54"E	2403.980	No	393485.309	2109511.746
3	Line	S30°18'08"W	2240.350	No	391551.044	2108381.353
4	Line	S88°33'08"W	184.220	No	391546.390	2108197.191
5	Line	S30°18'08"W	535.870	No	391083.732	2107926.812
6	Line	N00°23'26"W	2436.920	No	393520.596	2107910.201
7	Line	N87°39'54"W	800.900	No	393553.226	2107109.966

Ending location (North, East) = (393553.226, 2107109.966)

Total Distance : 8632.270
Total Traverse Stations : 8
Misclosure Direction : S10°30'30"E (from ending location to starting location)
Misclosure Distance : 0.004
Error of Closure : 1:2348002.3
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 2132646.102 sq. ft. (straight segment added to close traverse)
= 48.958818 Acres

Lot Closure Report - Lot : Remainder Section29

=====

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N00°23'26"W	1410.070	No	393520.594	2107910.205
2	Line	N87°39'54"W	800.900	No	393553.225	2107109.970
3	Line	N00°23'26"W	30.030	No	393583.254	2107109.765
4	Line	S87°39'54"E	2403.980	No	393485.311	2109511.749
5	Line	S30°18'08"W	1582.120	No	392119.346	2108713.473
6	Line	S89°21'55"W	793.710	No	392110.554	2107919.812

Ending location (North, East) = (392110.554, 2107919.812)

Total Distance : 7020.810
 Total Traverse Stations : 7
 Misclosure Direction : N55°46'35"E (from ending location to starting location)
 Misclosure Distance : 0.006
 Error of Closure : 1:1183150.8
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 1715562.182 sq. ft. (straight segment added to close traverse)
 = 39.383888 Acres

Lot Closure Report - Lot : Remainder Section32

=====

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N89°21'55"E	793.710	No	392119.346	2108713.473
2	Line	S30°18'08"W	658.230	No	391551.046	2108381.356
3	Line	S88°33'08"W	184.220	No	391546.392	2108197.194
4	Line	S30°18'08"W	535.870	No	391083.735	2107926.815
5	Line	N00°23'26"W	1026.840	No	392110.551	2107919.816

Ending location (North, East) = (392110.551, 2107919.816)

Total Distance : 3198.870
 Total Traverse Stations : 6
 Misclosure Direction : N54°41'58"W (from ending location to starting location)
 Misclosure Distance : 0.005
 Error of Closure : 1:606552.7
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 417085.880 sq. ft. (straight segment added to close traverse)
 = 9.574974 Acres