

## BOUNDARY DESCRIPTION

### Tract 1

**8.701 Acres**

Situated in the State of Ohio, County of Wayne, **City of Wooster** in the **southeast quarter of Section 9, T-15N, R-13W.**

Being part of the land described in a deed to **Grosjean Family LLC** recorded in official record volume 670, page 2140 of the Wayne County records.

Described as follows:

**Commencing** at a one inch diameter steel pipe found marking the southeast corner of the southeast quarter of Section 9.

Thence N 87° 30' 00" W 1467.26 feet, along the south line of the quarter section, to the easterly line of Cargill Incorporated as described in deed volume 690, page 489 - witnessed by a capped reference pin set N 87° 30' 00" W 40.00 feet.

Thence N 27° 13' 11" E 133.69 feet, along the easterly line of Cargill, to a capped pin set within the Timken Road right-of-way.

Thence N 44° 25' 11" E 156.09 feet, within the Timken Road right-of-way and along the easterly line of Cargill, to a 5/8 inch diameter steel pin found at the northeast corner thereof, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found N 33° 40' 59" W 70.00 feet

Thence with the following NINE courses:

- 1) **N 33° 40' 59" W 611.48 feet**, along the northeasterly line of Cargill, to a capped pin found at the northerly corner thereof.
- 2) **N 24° 26' 28" E 327.55 feet**, along the easterly line of Conrail, formerly the Pittsburgh, Fort Wayne and Chicago Railroad as described in deed volume 166, page 312, to the southwest corner of R and J Thomas Rentals, LLC as described in official record volume 935, page 2339 – witnessed by a 2-1/2 inch diameter steel pipe found N 78° 00' 03" E 0.70 feet.
- 3) **N 78° 00' 03" E 334.14 feet**, along the south line of R and J Thomas Rentals, to a capped pin set at the southeast corner thereof.
- 4) **N 12° 01' 36" W 75.88 feet**, along the east line of R and J Thomas Rentals, to a capped pin set at the southwest corner of Ohio Power Company as described in deed volume 338, page 209.

- 5) **N 77° 58' 24" E 125.00 feet**, along the south line of Ohio Power Company, to a capped pin set at the southeast corner thereof.
- 6) **S 11° 55' 48" E 520.68 feet** to a point within the Timken Road right-of-way on the southerly line of a 27.44 acre tract described in a deed to Alice C. Grosjean, trustee recorded deed volume 673, page 380.
- 7) **S 49° 51' 11" W 34.01 feet**, along the 27.44 acre tract and within the Timken Road right-of-way, to a capped pin set.
- 8) **S 34° 30' 11" W 519.02 feet**, along the 27.44 acre tract and within the Timken Road right-of-way, to a capped pin set.
- 9) **S 44° 25' 11" W 24.75 feet**, along the 27.44 acre tract and within the Timken Road right-of-way, to the **Point of Beginning**.

**This parcel contains of 8.701 acres.**

**Prior Instrument: official record volume 670, page 2140.**

**Permanent Parcel #: all of 69-00017.004 and 69-00017.007**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 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 XX, page 958.

All bearings are related and common with record survey LL\_109.

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.

 1/14/25  
Edward A. Gasbarre, P.S. 7036

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## BOUNDARY DESCRIPTION

### Tract 2

**3.236 Acres**

Situated in the State of Ohio, County of Wayne, **City of Wooster** in the **southeast quarter of Section 9, T-15N, R-13W.**

Being part of the land described in a deed to **Grosjean Family LLC** recorded in official record volume 670, page 2140 of the Wayne County records.

Described as follows:

**Commencing** at a one inch diameter steel pipe found marking the southeast corner of the southeast quarter of Section 9.

Thence N 87° 30' 00" W 1467.26 feet, along the south line of the quarter section, to the easterly line of Cargill Incorporated as described in deed volume 690, page 489 - witnessed by a capped reference pin set N 87° 30' 00" W 40.00 feet.

Thence N 27° 13' 11" E 133.69 feet, along the easterly line of Cargill, to a capped pin set within the Timken Road right-of-way.

Thence N 44° 25' 11" E 180.84 feet, within the Timken Road right-of-way, along the easterly line of Cargill and the extension thereof, to a capped pin set on the southerly line of a 27.44 acre tract described in a deed to Alice C. Grosjean, trustee recorded deed volume 673, page 380.

Thence N 34° 30' 11" E 519.02 feet, within the Timken Road right-of-way and along the 27.44 acre tract, to a capped pin set.

Thence N 49° 51' 11" E 34.01 feet, within the Timken Road right-of-way and along the 27.44 acre tract, to the **Point of Beginning** for the parcel herein described.

Thence with the following FIVE courses:

- 1) **N 11° 55' 48" W 520.68** feet to a capped pin set at the southeast corner of Ohio Power Company as described in deed volume 338, page 209.
- 2) **N 12° 01' 36" W 123.25** feet, along the east line of Ohio Power Company, to a capped pin set.
- 3) **S 56° 17' 42" E 41.29** feet to a point.

- 4) S 59° 17' 55" E 558.77 feet to a point within the Timken Road right-of-way on the southerly line of said 27.44 acre tract – witnessed by a capped reference pin set N 59° 17' 55" W 13.00 feet.
- 5) S 49° 51' 11" W 499.07 feet, along the 27.44 acre tract and within the Timken Road right-of-way, to the **Point of Beginning**.

**This parcel contains of 3.236 acres.**

**Prior Instrument: official record volume 670, page 2140.**

**Permanent Parcel #: all of 66-00015.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 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 XX, page 958.

All bearings are related and common with record survey LL\_109.

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

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## BOUNDARY DESCRIPTION

### Tract 3

**4.683 Acres**

Situated in the State of Ohio, County of Wayne, **City of Wooster** in the **southeast quarter of Section 9, T-15N, R-13W.**

Being part of the land described in a deed to **Grosjean Family LLC** recorded in official record volume 670, page 2140 of the Wayne County records.

Described as follows:

**Commencing** at a one inch diameter steel pipe found marking the southeast corner of the southeast quarter of Section 9.

Thence N 87° 30' 00" W 1467.26 feet, along the south line of the quarter section, to the easterly line of Cargill Incorporated as described in deed volume 690, page 489 - witnessed by a capped reference pin set N 87° 30' 00" W 40.00 feet.

Thence N 27° 13' 11" E 133.69 feet, along the easterly line of Cargill, to a capped pin set within the Timken Road right-of-way.

Thence N 44° 25' 11" E 180.84 feet, within the Timken Road right-of-way, along the easterly line of Cargill and the extension thereof, to a capped pin set on the southerly line of a 27.44 acre tract described in a deed to Alice C. Grosjean, trustee recorded deed volume 673, page 380.

Thence N 34° 30' 11" E 519.02 feet, within the Timken Road right-of-way and along the 27.44 acre tract, to a capped pin set.

Thence N 49° 51' 11" E 533.08 feet, within the Timken Road right-of-way and along the 27.44 acre tract, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 59° 17' 55" W 13.00 feet.

Thence with the following SEVEN courses:

- 1) N 59° 17' 55" W 558.77 feet to a point.
- 2) N 56° 17' 42" W 41.29 feet to a capped pin set on the east line of the Ohio Power Company as described in deed volume 338, page 209.
- 3) N 12° 01' 36" W 31.92 feet, along the east line of Ohio Power Company, to a point in Grosjean Road at the northeast corner thereof.

- 4) **N 77° 53' 53" E 1057.72 feet**, in Grosjean Road and along the northerly said 27.44 acre tract, to a point in Madison Avenue (a limited access roadway) – witnessed by a capped reference pin found **S 77° 53' 53" W 192.60 feet**.
- 5) **S 24° 11' 07" E 82.24 feet**, in Madison Avenue and along the easterly line of the 27.44 acre tract, to the easterly corner of said tract – witnessed by a capped reference pin set **S 43° 27' 42" W 132.92 feet**.
- 6) **S 43° 27' 42" W 365.65 feet**, along the southerly line of the 27.44 acre tract, to a 5/8 inch diameter steel pin found.
- 7) **S 53° 11' 14" W 368.39 feet**, along the southerly line of the 27.44 acre tract and within the Timken Road right-of-way, to the **Point of Beginning**.

This parcel contains a gross area of 6.451 acres.

*Excepting therefrom 1.768 acres contained in the SIYA Motel Plat recorded in plat volume 33, page 157.*

**Leaving a net area described of 4.683 acres;** of which the present roadways occupy approximately 2.3 acres.

**Prior Instrument: official record volume 670, page 2140.**

**Permanent Parcel #: all of 65-00622.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 2024, on behalf of R. W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume XX, page 958.

All bearings are related and common with record survey LL\_109.

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.

 1/14/25  
Edward A. Gasbarre, P.S. 7036

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Lot Closure Report - Lot : Tract1

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 Saturday, January 11, 2025, 11:11:01a.m.

Starting location (North, East) = ( 7585.852, 1714.945 )

(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	N33°40'59"W	611.480	No	8094.675	1375.819
2	Line	N24°26'28"E	327.550	No	8392.873	1511.346
3	Line	N78°00'03"E	334.140	No	8462.339	1838.185
4	Line	N12°01'36"W	75.880	No	8536.554	1822.374
5	Line	N77°58'24"E	125.000	No	8562.600	1944.631
6	Line	S11°55'48"E	520.680	No	8053.166	2052.264
7	Line	S49°51'11"W	34.010	No	8031.238	2026.267
8	Line	S34°30'11"W	519.020	No	7603.516	1732.268
9	Line	S44°25'11"W	24.750	No	7585.839	1714.945

Ending location (North, East) = ( 7585.839, 1714.945 )

Total Distance : 2572.510  
 Total Traverse Stations : 10  
 Misclosure Direction : N01°29'47"E (from ending location to starting location)  
 Misclosure Distance : 0.013  
 Error of Closure : 1:195453.6  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 379012.997 sq. ft. (straight segment added to close traverse)  
 = 8.700941 Acres

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Lot Closure Report - Lot : Tract2

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Starting location (North, East) = ( 8053.166, 2052.264 )

(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	N11°55'48"W	520.680	No	8562.600	1944.631
2	Line	N12°01'36"W	123.250	No	8683.145	1918.949
3	Line	S56°17'42"E	41.290	No	8660.232	1953.299
4	Line	S59°17'55"E	558.770	No	8374.944	2433.751
5	Line	S49°51'11"W	499.070	No	8053.169	2052.266

Ending location (North, East) = ( 8053.169, 2052.266 )

Total Distance : 1743.060  
 Total Traverse Stations : 6  
 Misclosure Direction : S34°26'09"W (from ending location to starting location)  
 Misclosure Distance : 0.003  
 Error of Closure : 1:507198.5  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 140954.554 sq. ft. (straight segment added to close traverse)  
 = 3.235871 Acres



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Lot Closure Report - Lot : Tract3\_Gross

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Saturday, January 11, 2025, 11:19:41a.m.

Starting location (North, East) = ( 8683.145, 1918.949 )

(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	N12°01'36"W	31.920	No	8714.364	1912.298
2	Line	N77°53'53"E	1057.720	No	8936.117	2946.512
3	Line	S24°11'07"E	82.240	No	8861.095	2980.204
4	Line	S43°27'42"W	365.650	No	8595.694	2728.685
5	Line	S53°11'14"W	368.390	No	8374.954	2433.753
6	Line	N59°17'55"W	558.770	No	8660.242	1953.300
7	Line	N56°17'42"W	41.290	No	8683.154	1918.951

Ending location (North, East) = ( 8683.154, 1918.951 )

Total Distance : 2505.980  
Total Traverse Stations : 8  
Misclosure Direction : S08°26'22"W (from ending location to starting location)  
Misclosure Distance : 0.010  
Error of Closure : 1:261371.0  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 281006.137 sq. ft. (straight segment added to close traverse)  
= 6.451013 Acres

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Lot Closure Report - Lot : Tract3\_Exception

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Saturday, January 11, 2025, 11:23:11a.m.

Starting location (North, East) = ( 8546.526, 2566.307 )

(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	N44°34'43"W	300.720	No	8760.726	2355.236
2	Line	N45°25'15"E	30.300	No	8781.993	2376.818
3	Line	N77°42'35"E	415.990	No	8870.543	2783.274
4	Line	S44°44'53"E	89.050	No	8807.298	2845.964
5	Line	S43°19'41"W	60.850	No	8763.034	2804.211
6	Line	S53°22'40"W	96.600	No	8705.408	2726.681
7	Line	S45°16'08"W	225.750	No	8546.530	2566.304

Ending location (North, East) = ( 8546.530, 2566.304 )

Total Distance : 1219.260  
Total Traverse Stations : 8  
Misclosure Direction : S39°59'52"E (from ending location to starting location)  
Misclosure Distance : 0.005  
Error of Closure : 1:253138.6  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 77022.789 sq. ft. (straight segment added to close traverse)  
= 1.768200 Acres

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