

BOUNDARY DESCRIPTION

0.776 Acres

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **northwest quarter of Section 1, T-15N, R-11W.**

Being a 16-1/2 feet wide strip described in a deed to **Samuel E. Yoder, Mary Yoder and Daniel M. Yoder**, recorded in official record volume 954, page 1677 and a deed to **Andy D. Hershberger and Lizzie D. Hershberger** recorded in official record volume 499, page 1177 of the Wayne County records.

Described as follows:

Beginning at a stone corner found marking the center of Section 1.

Thence with the following FOUR courses:

- 1) **S 89° 22' 45" W 2048.48 feet**, along the south line of the quarter section, to a point in West Lebanon Road (Township Road 105) at the southeast corner of Aaron A. and Marie Ann Yoder as described in official record volume 960, page 3907 - witnessed by a capped reference pin set N 89° 22' 45" E 130.03 feet.
- 2) **N 0° 30' 44" E 16.50 feet**, in West Lebanon Road and along the east line of Yoder, to a point – witnessed by a 5/8 inch diameter steel reference pin found N 89° 22' 45" E 30.00 feet.
- 3) **N 89° 22' 45" E 2048.18 feet**, along the south line of Russell L. and Sharon M. Mathie, Trustees, as described in official record volume 948, page 4769 and the extension thereof, to a 5/8 inch diameter steel pin found on the east line of the quarter section.
- 4) **S 0° 31' 46" E 16.50 feet**, along the east line of the quarter section, to the **Point of Beginning**.

This parcel contains 0.776 acres.

A portion of this parcel lies within a known floodplain.

Prior Instrument: official record volume 499, page 1177 and official record volume 954, page 1677.

Permanent Parcel #: 39-00179.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in September 2024, on behalf of R.W. Gasbarre & Associates, Inc.

A copy of that survey is on file at the Wayne County map office. See survey volume XX, page 892

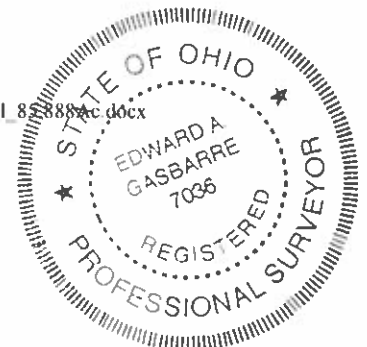
All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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.

 9/20/24

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
26.528 Acres

Situated in the State of Ohio, County of Stark, **Township of Sugar Creek** in the **northeast quarter of Fractional Section 7, T-11N, R-10W of the Congress Lands of 1805.**

Being part of the land described in a deed to **Andy D. and Lizzie D. Hershberger** recorded in Instrument Number 200303050020209 of the Stark County records.

Also,

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **southeast quarter of Section 1, T-15N, R-11W of the Congress Lands of 1805.**

Being part of the land described in a deed to **Andy D. and Lizzie D. Hershberger** recorded in official record volume 499, page 1177 of the Wayne County records.

Described as follows:

Commencing at a capped pin set on the line between Wayne County and Stark County marking the southwest corner of the northeast quarter of Section 7, T-11N, R10W, Sugar Creek Township, Stark County. Also known as SUG.041

Thence N 0° 32' 43" W 706.49 feet, along the county line, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following NINE courses:

- 1) **N 0° 32' 43" W 177.87 feet**, along the county line, to a capped pin set.
- 2) **S 89° 00' 29" W 946.41 feet**, into Wayne County and the southeast quarter of Section 1, to a capped pin set.
- 3) **N 4° 53' 33" W 117.13 feet** to a capped pin set.
- 4) **S 88° 00' 48" W 321.44 feet** to a capped pin set.
- 5) **N 1° 33' 07" E 393.61 feet** to a capped pin set on the north line of the quarter section.
- 6) **N 89° 13' 14" E 1262.20 feet**, along the north line of the quarter section, to a capped pin set at the northeast corner thereof and on the county line.

- 7) **N 89° 13' 14" E 811.36 feet**, along the north line of said Hershberger, a southerly line of Virginia Holding Corp as described in official record volume 51, page 570, into Stark County and the northeast quarter of Section 7, to a point in the Sugar Creek on the east line of the section – witnessed by a capped reference pin set S 89° 13' 14" W 20.00 feet and a capped reference pin set S 1° 22' 19" W 158.32 feet.
- 8) **S 1° 22' 19" W 709.41 feet**, along the east line of the section, to a capped pin set.
- 9) **N 88° 30' 35" W 788.12 feet** to the **Point of Beginning**.

This parcel contains 26.528 acres; of which 12.729 acres lie in Stark County and 13.799 acres lie in Wayne County.

This parcel has no frontage on any public way but is benefitted by the access easement described in Wayne County official record volume ___, page ___.

Stark County Instrument Number 200303050020209. Permanent Parcel # part of 6700345.
Wayne County Official Record volume 499, page 1177. Permanent Parcel # part of 39-00178.000.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in September 2024, on behalf of R.W. Gasbarre & Associates, Inc.

A copy of that survey is on file at the Stark County map office. See survey volume ___, page ___.

A copy of that survey is on file at the Wayne County map. See survey volume ~~XX~~, page ~~892~~.

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.

 9/20/24

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
98.590 Acres

Situated in the State of Ohio, County of Stark, **Township of Sugar Creek** in the **northeast quarter of Fractional Section 7, T-11N, R-10W of the Congress Lands of 1805.**

Being part of the land described in a deed to **Andy D. and Lizzie D. Hershberger** recorded in Instrument Number 200303050020209 of the Stark County records.

Also,

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **southeast quarter of Section 1, T-15N, R-11W of the Congress Lands of 1805.**

Being part of the land described in a deed to **Andy D. and Lizzie D. Hershberger** recorded in official record volume 499, page 1177 of the Wayne County records.

Described as follows:

Beginning at a capped pin set on the line between Wayne County and Stark County marking the southwest corner of the northeast quarter of Section 7, T-11N, R10W, Sugar Creek Township, Stark County.
Also known as SUG.041

Thence with the following FOURTEEN courses:

- 1) **S 0° 32' 43" E 435.74 feet**, along the county line, to a capped pin set.
- 2) **S 89° 30' 07" W 1669.84 feet**, into Wayne County and the southeast quarter of Section 1, along the north line of Jeremiah S. Johnson as described in official record volume 918, page 5153, to a fence corner post found.
- 3) **N 0° 01' 14" W 463.20 feet**, along an easterly line of Dennis H. and Mary J. Gingerich as described in official record volume 290, page 550, to a fence corner post found.
- 4) **N 82° 30' 55" W 1047.29 feet**, along a northerly line of Gingerich, to a capped pin set on the west line of the quarter section.
- 5) **N 0° 15' 50" W 1198.08 feet**, along the west line of the quarter section, to a stone monument found marking the northwest corner of the quarter.
- 6) **N 89° 13' 14" E 1434.56 feet**, along the north line of the quarter section, to a capped pin set.
- 7) **S 1° 33' 07" W 393.61 feet** to a capped pin set.

- 8) N 88° 00' 48" E 321.44 feet to a capped pin set.
- 9) S 4° 53' 33" E 117.13 feet to a capped pin set.
- 10) N 89° 00' 29" E 946.41 feet, to a capped pin set on the east line of the quarter section and on the county line.
- 11) S 0° 32' 43" E 177.87 feet, along the county line, to a capped pin set.
- 12) S 88° 30' 35" E 788.12 feet, into Stark County and the northeast quarter of Section 7, to a capped pin set on the east line of the section.
- 13) S 1° 22' 19" W 719.69 feet, along the east line of the section, to a capped pin marked "Baker Surveying LLC" found at the southeast corner of the quarter.
- 14) N 87° 29' 15" W 764.64 feet, along the south line of the quarter section, to the **Point of Beginning**.

This parcel contains 98.590 acres; of which 12.702 acres lie in Stark County and 85.888 acres lie in Wayne County.

A portion of this parcel lies within a known floodplain.

Prior instruments:

Stark County Instrument Number 200303050020209. Permanent Parcel # part of 6700345.

Wayne County Official Record volume 499, page 1177. Permanent Parcel # part of 39-00178.000.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in September 2024, on behalf of R.W. Gasbarre & Associates, Inc.

A copy of that survey is on file at the Stark County map office. See survey volume ___, page ___.

A copy of that survey is on file at the Wayne County map. See survey volume ~~XX~~, page ~~892~~.

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.

 9/20/24

Edward A. Gasbarre, P.S. 7036

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Lot Closure Report - Lot : 16FTSTRIP

file- H:\ADAT4\AJOB5\2K23\Job004\223004.msj\lc_16FTSTRIP.txt
Tuesday, July 16, 2024, 7:01:10a.m.

Starting location (North, East) = (385175.794, 2215675.996)

(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°22'45"W	2048.480	No	385153.598	2213627.636
2	Line	N00°30'44"E	16.500	No	385170.097	2213627.784
3	Line	N89°22'45"E	2048.180	No	385192.290	2215675.844
4	Line	S00°31'46"E	16.500	No	385175.791	2215675.996

Ending location (North, East) = (385175.791, 2215675.996)

Total Distance : 4129.660
Total Traverse Stations : 5
Misclosure Direction : N00°08'39"E (from ending location to starting location)
Misclosure Distance : 0.003
Error of Closure : 1:1288289.0
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 33790.836 sq. ft. (straight segment added to close traverse)
= 0.775731 Acres

Lot Closure Report - Lot : STARK NORTH

file- H:\ADAT4\AJOB5\2K23\Job004\223004.msj\lc_STARK NORTH.txt
Tuesday, July 16, 2024, 7:01:47a.m.

Starting location (North, East) = (384514.301, 2219166.807)

(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	N88°30'35"W	788.120	No	384534.798	2218378.953
2	Line	N00°32'43"W	677.700	No	385212.468	2218372.504
3	Line	N89°13'14"E	811.360	No	385223.505	2219183.789
4	Line	S01°22'19"W	709.410	No	384514.298	2219166.804

Ending location (North, East) = (384514.298, 2219166.804)

Total Distance : 2986.590
Total Traverse Stations : 5
Misclosure Direction : N45°11'19"E (from ending location to starting location)
Misclosure Distance : 0.004
Error of Closure : 1:670641.6
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 554474.186 sq. ft. (straight segment added to close traverse)
= 12.728976 Acres

Lot Closure Report - Lot : 16FTSTRIP

file- H:\ADAT4\AJOB5\2K23\Job004\223004.msj\lc_16FTSTRIP.txt
Tuesday, July 16, 2024, 7:01:10a.m.

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and the Bearing of Curves refers to the chord bearing.)

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1	Line	S89°22'45"W	2048.480	No	385153.598	2213627.636
2	Line	N00°30'44"E	16.500	No	385170.097	2213627.784
3	Line	N89°22'45"E	2048.180	No	385192.290	2215675.844
4	Line	S00°31'46"E	16.500	No	385175.791	2215675.996

Ending location (North, East) = (385175.791, 2215675.996)

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3	Line	N89°13'14"E	811.360	No	385223.505	2219183.789
4	Line	S01°22'19"W	709.410	No	384514.298	2219166.804

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= 12.728976 Acres

Lot Closure Report - Lot : WAYNE_SOUTH

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file- H:\ADAT4\AJOB5\2K23\Job004\223004.ms\lc_WAYNE_SOUTH.txt

Tuesday, July 16, 2024, 7:04:40a.m.

Starting location (North, East) = (384712.660, 2218377.261)

(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
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1	Line	S00°32'43"E	1320.100	No	383392.620	2218389.824
2	Line	S89°30'07"W	1669.840	No	383378.105	2216720.047
3	Line	N00°01'14"W	463.200	No	383841.305	2216719.881
4	Line	N82°30'55"W	1047.290	No	383977.727	2215681.514
5	Line	N00°15'50"W	1198.080	No	385175.794	2215675.996
6	Line	N89°13'14"E	1434.560	No	385195.309	2217110.423
7	Line	S01°33'07"W	393.610	No	384801.843	2217099.763
8	Line	N88°00'48"E	321.440	No	384812.987	2217421.010
9	Line	S04°53'33"E	117.130	No	384696.283	2217430.999
10	Line	N89°00'29"E	946.410	No	384712.667	2218377.268

Ending location (North, East) = (384712.667, 2218377.268)

Total Distance : 8911.660
Total Traverse Stations : 11
Misclosure Direction : S43°24'34"W (from ending location to starting location)
Misclosure Distance : 0.010
Error of Closure : 1:893936.3
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 3741285.175 sq. ft. (straight segment added to close traverse)
= 85.888089 Acres

Lot Closure Report - Lot : WAYNE_SOUTH

file- H:\ADAT4\AJOB5\2K23\Job004\223004.msj\lc_WAYNE_SOUTH.txt
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3	Line	N00°01'14"W	463.200	No	383841.305	2216719.881
4	Line	N82°30'55"W	1047.290	No	383977.727	2215681.514
5	Line	N00°15'50"W	1198.080	No	385175.794	2215675.996
6	Line	N89°13'14"E	1434.560	No	385195.309	2217110.423
7	Line	S01°33'07"W	393.610	No	384801.843	2217099.763
8	Line	N88°00'48"E	321.440	No	384812.987	2217421.010
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