

BOUNDARY DESCRIPTION
0.177 Acres

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **northwest quarter of Section 25, T-21N, R-15W.**

Being part of the land described in deeds to **Dee Ann Eley** recorded in deed volume 686, page 687 and official record volume 580, page 809 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pipe found marking the southwest corner of the northwest quarter of Section 25.

Thence N 89° 25' 00" E 495.00 feet, along the south line of the quarter section, to a capped pin found on the east line of Joseph A. and Lydia Gingerich as described in official record volume 783, page 2484.

Thence N 00° 33' 45" W 501.11 feet, along the east line of Gingerich, to a point in Blachleyville Road (State Route 95) – witnessed by a capped reference pin found S 00° 33' 45" E 31.64 feet.

Thence N 70° 53' 13" E 418.54 feet, in Blachleyville Road, to the northwesterly corner of Thomas S. Eley as described in deed volume 714, page 758, deed volume 724, page 331, official record volume 5, page 269 and official record volume 550, page 1762 – witnessed by a capped reference pin found S 15° 45' 16" W 21.04 feet.

The following FOUR courses follow the lines of said Thomas S. Eley.

Thence S 15° 45' 16" W 62.60 feet to a capped pin found.

Thence S 28° 17' 08" E 128.08 feet to a capped pin found.

Thence S 54° 26' 11" E 206.74 feet to a capped pin found.

Thence N 31° 25' 29" E 280.07 feet to a capped pin found at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) **N 08° 35' 53" W 140.83 feet**, along an easterly line of Eley, to a 5/8 inch diameter steel pin found.

- 2) N 60° 55' 33" E 70.00 feet, along a southerly line of Eley, to a capped pin set.
- 3) S 00° 08' 43" E 153.07 feet to a capped pin set.
- 4) S 63° 30' 36" W 45.27 feet to the **Point of Beginning**.

This parcel contains 0.177 acres.

Prior Instrument: deed volume 686, page 687 and official record volume 580, page 809.

Permanent Parcel #: part of 43-00187.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 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 006

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 3/24/25

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

2.345 Acres

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **northwest of quarter of Section 25, T-21N, R-15W.**

Being all of the land described in deeds to **Thomas S. Eley** recorded in deed volume 714, page 758, deed volume 724, page 331, official record volume 5, page 269, official record volume 550, page 1762 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pipe found marking the southwest corner of the northwest quarter of Section 25.

Thence N 89° 25' 00" E 495.00 feet, along the south line of the quarter section, to a capped pin found on the east line of Joseph A. and Lydia Gingerich as described in official record volume 783, page 2484.

Thence N 00° 33' 45" W 501.11 feet, along the east line of Gingerich, to a point in Blachleyville Road (State Route 95) – witnessed by a capped reference pin found S 00° 33' 45" E 31.64 feet.

Thence N 70° 53' 13" E 418.54 feet, in Blachleyville Road, to the northwesterly corner of said Thomas S. Eley and the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found S 15° 45' 16" W 21.04 feet.

Thence with the lines of Eley for the following TEN courses:

- 1) **N 70° 53' 13" E 185.31 feet**, in Blachleyville Road, to a point of curvature - witnessed by a capped reference pin set N 19° 05' 50" W 33.87 feet.
- 2) **Northeasterly**, in Blachleyville Road and with the arc of a curve to the left, a distance of 261.31 feet to the northeasterly corner of Eley.

The aforementioned curve has the following properties;

Central Angle = 06° 23' 38"

Radius = 2341.63 feet

Chord Bearing = N 67° 41' 24" E

Chord Distance = 261.18 feet

- 3) **S 29° 04' 48" E 26.61 feet** to a 5/8 inch diameter steel pin found.
- 4) **S 60° 55' 33" W 36.20 feet** to a capped pin set.

- 5) S 00° 08' 43" E 153.07 feet to a capped pin set.
- 6) S 63° 30' 36" W 45.27 feet to a capped pin found.
- 7) S 31° 25' 29" W 280.07 feet to a capped pin found.
- 8) N 54° 26' 11" W 206.74 feet to a capped pin found.
- 9) N 28° 17' 08" W 128.08 feet to a capped pin found.
- 10) N 15° 45' 16" E 62.60 feet to the **Point of Beginning**.

This parcel contains 2.345 acres.

Prior Instrument: deed volume 714, page 758, deed volume 724, page 331, official record volume 5, page 269, official record volume 550, page 1762 and official record volume ____, page ____.

Permanent Parcel #: all of 43-00187.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 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 006.

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

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BOUNDARY DESCRIPTION
55.211 Acres

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **northwest quarter of Section 25 and southwest quarter of Section 24, T-21N, R-15W.**

Being part of the land described in deeds to **Dee Ann Eley** recorded in deed volume 686, page 687 and official record volume 580, page 809 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pipe found marking the southwest corner of the northwest quarter of Section 25.

Thence N 89° 25' 00" E 495.00 feet, along the south line of the quarter section, to a capped pin found on the east line of Joseph A. and Lydia Gingerich as described in official record volume 783, page 2484.

Thence N 00° 33' 45" W 501.11 feet, along the east line of Gingerich, to a point in Blachleyville Road (State Route 95) – witnessed by a capped reference pin found S 00° 33' 45" E 31.64 feet.

Thence S 70° 53' 13" W 195.74 feet, in Blachleyville Road and along the north line of Gingerich, to the southeast corner of Terry Grant Barnett and L.A. Barnett as described in official record volume 957, page 4839, the **Point of Beginning** for the parcel herein described – witnessed by a 5/8 inch diameter steel reference pin found N 04° 51' 59" W 30.95 feet.

Thence with the following ELEVEN courses:

- 1) **N 04° 51' 59" W 1900.57 feet**, along the easterly line of Barnett, to a point in The Muddy Fork – witnessed by a capped reference pin set S 04° 51' 59" E 392.46 feet.

The following six courses (Courses 2 through 7) are currently within the banks of the Muddy Fork and follow the southerly lines of State of Ohio, Department of Natural Resources as described in official record volume 599, page 2295.

- 2) **N 18° 33' 24" E 93.23 feet** to a point – witnessed by a capped reference pin set S 58° 03' 45" E 51.40 feet.
- 3) **N 45° 19' 06" E 120.47 feet** to a point – witnessed by a capped reference pin set S 39° 13' 55" E 50.23 feet.
- 4) **N 56° 13' 05" E 244.11 feet** to a point – witnessed by a capped reference pin set S 32° 01' 20" E 50.02 feet.
- 5) **N 59° 44' 15" E 199.95 feet**, passing into the southwest quarter of Section 24 at a distance of 16.12 feet, to a point – witnessed by a capped reference pin set S 26° 44' 05" E 50.09 feet.

- 6) **N 66° 47' 35" E 206.04 feet** to a point – witnessed by a capped reference pin set S 23° 47' 41" E 50.00 feet.
- 7) **N 65° 37' 04" E 212.12 feet** to a point on the westerly line of Curt J. and Lavonne L. Stauffer, Trustees as described in official record volume 783, page 955 – witnessed by a capped reference pin set S 17° 18' 37" E 47.20 feet.
- 8) **S 17° 18' 37" E 2020.98 feet**, along the westerly line of Stauffer, Trustees and the extension thereof and passing into the northwest quarter of Section 25 at a distance of 261.98 feet, to a point in Blachleyville Road – witnessed by a capped reference pin set N 17° 18' 37" W 40.59 feet.
- 9) **S 57° 00' 30" W 59.33 feet**, in Blachleyville Road, to a point of curvature – witnessed by a capped reference pin set N 32° 57' 17" W 34.18 feet.
- 10) **Southwesterly**, in Blachleyville Road and with the arc of a curve to the right, a distance of 567.21 feet to a point of tangency – witnessed by a capped reference pin set N 19° 05' 50" W 33.87 feet.

The aforementioned curve has the following properties;

Central Angle = 13° 52' 43"

Radius = 2341.63 feet

Chord Bearing = S 63° 56' 52" W

Chord Distance = 565.82 feet

- 11) **S 70° 53' 13" W 799.59 feet**, in Blachleyville Road and along the northerly line of Tomas S. Eley as described in deed volume 714, page 758, deed volume 724, page 331, official record volume 5, page 269 and official record volume 550, page 1762, to the **Point of Beginning**.

This parcel contains 55.211 acres; of which 53.334 acres lie in the northwest quarter of Section 25 and 1.877 acres lie in the southwest quarter of Section 24.

A portion of this parcel lies within a known floodplain.

Prior Instrument: deed volume 686, page 687 and official record volume 580, page 809.

Permanent Parcel #: part of 43-00187.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March of 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 006

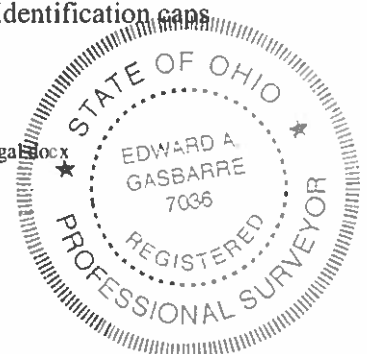
All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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 3/24/25

Edward A. Gasbarre, P.S. 7036

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Eley North Closure Report 225005

Lot Closure Report - Lot : 1.877 Ac

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Friday, March 7, 2025, 4:04:27p.m.

Starting location (North, East) = (396614.250, 2076989.007)

(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	S88°57'21"W	619.400	No	396602.963	2076369.710
2	Line	N59°44'15"E	183.830	No	396695.606	2076528.489
3	Line	N66°47'35"E	206.040	No	396776.797	2076717.858
4	Line	N65°37'04"E	212.120	No	396864.365	2076911.059
5	Line	S17°18'37"E	261.980	No	396614.251	2076989.010

Ending location (North, East) = (396614.251, 2076989.010)

Total Distance : 1483.370

Total Traverse Stations : 6

Misclosure Direction : S84°50'37"W (from ending location to starting location)

Misclosure Distance : 0.003

Error of Closure : 1:515075.7

Frontage : 0.000

Frontage/Perimeter : 0.0 percent

AREA : 81763.347 sq. ft. (straight segment added to close traverse)

= 1.877028 Acres

Lot Closure Report - Lot : 55.211 Ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
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1	Line	S17°18'37"E	2020.980	No	394934.920	2077512.394
2	Line	S57°00'30"W	59.330	No	394902.614	2077462.631
3	Curve	S63°56'52"W	565.821	No	394654.111	2076954.300

ARC= 567.207, RAD= 2341.630, DELTA= 13°52'43"

BC TO RAD= N32°59'29"W

RAD TO EC= S19°06'46"E

ADD ARC AREA = 6475.171

4	Line	S70°53'13"W	799.590	No	394392.299	2076198.788
5	Line	N04°51'59"W	1900.570	No	396286.017	2076037.558
6	Line	N18°33'24"E	93.230	No	396374.400	2076067.228
7	Line	N45°19'06"E	120.470	No	396459.111	2076152.885
8	Line	N56°13'05"E	244.110	No	396594.844	2076355.779
9	Line	N59°44'15"E	199.950	No	396695.612	2076528.481
10	Line	N66°47'35"E	206.040	No	396776.802	2076717.850
11	Line	N65°37'04"E	212.120	No	396864.370	2076911.052

Ending location (North, East) = (396864.370, 2076911.052)

Total Distance : 6423.597

Total Traverse Stations : 12

Misclosure Direction : S55°22'11"E (from ending location to starting location)

Misclosure Distance : 0.009

Error of Closure : 1:704361.8

Frontage : 0.000

Frontage/Perimeter : 0.0 percent

AREA : 2405019.898 sq. ft. (straight segment added to close traverse)

= 55.211660 Acres

Lot Closure Report - Lot : 2.345 Ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S29°04'48"E	26.610	No	394730.000	2077208.855
2	Line	S60°55'33"W	36.200	No	394712.409	2077177.216
3	Line	S00°08'43"E	153.070	No	394559.339	2077177.605
4	Line	S63°30'36"W	45.270	No	394539.147	2077137.087
5	Line	S31°25'29"W	280.070	No	394300.156	2076991.065
6	Line	N54°26'11"W	206.740	No	394420.397	2076822.888
7	Line	N28°17'08"W	128.080	No	394533.184	2076762.195
8	Line	N15°45'16"E	62.600	No	394593.432	2076779.192
9	Line	N70°53'13"E	185.310	No	394654.109	2076954.287
10	Curve	N67°41'24"E	261.177	No	394753.256	2077195.913

ARC= 261.313, RAD= 2341.630, DELTA= 6°23'38"

BC_TO_RAD= N19°06'47"W

RAD_TO_EC= S25°30'25"E

SUBTRACT_ARC_AREA = 634.618

Ending location (North, East) = (394753.256, 2077195.913)

Total Distance : 1385.263
 Total Traverse Stations : 11
 Misclosure Direction : S81°43'24"E (from ending location to starting location)
 Misclosure Distance : 0.008
 Error of Closure : 1:165094.9
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 102153.871 sq. ft. (straight segment added to close traverse)
 = **2.345130 Acres**

Lot Closure Report - Lot : 0.177 Ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S00°08'43"E	153.070	No	394559.339	2077177.605
2	Line	S63°30'36"W	45.270	No	394539.147	2077137.087
3	Line	N08°35'53"W	140.830	No	394678.394	2077116.033
4	Line	N60°55'33"E	70.000	No	394712.410	2077177.212

Ending location (North, East) = (394712.410, 2077177.212)

Total Distance : 409.170
 Total Traverse Stations : 5
 Misclosure Direction : S71°19'01"E (from ending location to starting location)
 Misclosure Distance : 0.004
 Error of Closure : 1:96390.1
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 7722.892 sq. ft. (straight segment added to close traverse)
 = **0.177293 Acres**