

BOUNDARY DESCRIPTION

0.619 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southwest quarter of Section 16, T-15N, R-12W.**

Being part of the land described in a deed to **SVF Acres Ltd.** recorded in official record volume 968, page 4271 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch by 3/4 inch steel bar found in the intersection of Apple Creek Road (Township Road 44) and Frease Road (Township Road 340) marking the southwest corner of Section 16.

Thence N 00° 58' 41" W 481.38 feet, in Apple Creek Road and along the west line of the quarter section, to the southwest corner of Leon E. Weaver as described in official record volume 968, page 910 – witnessed by a capped reference pin set N 88° 54' 52" E 20.82 feet.

Thence N 88° 54' 52" E 796.87 feet, along the south line of Weaver, to a wood fence corner post found at a southwesterly corner of Reuben E. and Barbara D. Miller as described in official record volume 766, page 2617 – witnessed by a 1/2 inch diameter steel reference pin found N 89° 48' 00" E 2.00 feet.

Thence N 00° 37' 11" W 808.97 feet, along a westerly line of Miller, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following SIX courses:

- 1) **N 89° 56' 08" W 330.61 feet**, to a capped pin set on the easterly line of a 3.662 acre parcel described in a deed to Ervin M. and Mary A. Weaver recorded in official record volume 885, page 2130.
- 2) **N 06° 46' 34" E 40.28 feet**, along the easterly line of Weaver, to a capped pin set at the southwest corner of a 0.414 acre parcel described in said deed to Weaver.
- 3) **S 89° 56' 08" E 187.07 feet**, along the southerly line of the 0.414 acre parcel, to a 1/2 inch diameter steel pin found.
- 4) **N 00° 40' 38" W 100.04 feet**, along the east line of the 0.414 acre parcel, to a 1/2 inch diameter steel pin found on a southerly line of said Reuben E. and Barbara D. Miller.

- 5) **S 89° 55' 52" E 138.46 feet**, along a southerly line of Miller, to a point in an oak tree – witnessed by a capped reference pin set N 89° 55' 52" W 6.90 feet.
- 6) **S 00° 37' 11" E 140.04 feet**, along a westerly line of Miller, to the **Point of Beginning**.

This parcel contains 0.619 acres and has no frontage on any public way.

Prior Instrument: official record volume 9108, page 4271

Permanent Parcel #: part of 45-00435.008

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in November 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 914.

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

4.691 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southwest quarter of Section 16, T-15N, R-12W.**

Being all of the land described in deeds to **Ervin M. and Mary A. Weaver** recorded in official record volume 885, page 2130 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch by 3/4 inch steel bar found in the intersection of Apple Creek Road (Township Road 44) and Frease Road (Township Road 340) marking the southwest corner of Section 16.

Thence N 00° 58' 41" W 1105.65 feet, along the west line of the quarter section and in Apple Creek Road, to the southwest corner of said Ervin M. and Mary A. Weaver, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 89° 55' 07" E 24.27 feet.

Thence with the following SIX courses:

- 1) **N 00° 58' 41" W 340.89 feet**, along the west line of the quarter section and in Apple Creek Road, to a southwesterly corner of Reuben E. and Barbara D. Miller as described in official record volume 766, page 2617 – witnessed by a 5/8 inch diameter steel reference pin found S 89° 55' 52" E 24.12 feet.
- 2) **S 89° 55' 52" E 802.94 feet**, along a southerly line of Miller, to a point in an oak tree – witnessed by a capped reference pin set N 89° 55' 52" W 6.90 feet.
- 3) **S 00° 37' 11" E 140.04 feet**, along a westerly line of Miller, to a capped pin set.
- 4) **N 89° 56' 08" W 330.61 feet** to a capped pin set on an easterly line of said Ervin M. and Mary A. Weaver.
- 5) **S 06° 46' 34" W 202.26 feet**, along an easterly line of Weaver, to a capped pin set.
- 6) **S 89° 55' 07" W 444.16 feet**, along a southerly line of Weaver, to the **Point of Beginning**.

This parcel contains 4.691 acres.

Prior Instrument: official record volume 885, page 2130 and official record volume ____, page ____.

Permanent Parcel #: all of 45-00435.002

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in November 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 914.

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.

 11/06/24

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
5.895 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southwest quarter of Section 16, T-15N, R-12W.**

Being part of the land described in a deed to **SVF Aces Ltd.** recorded in official record volume 968, page 4271 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch by 3/4 inch steel bar found in the intersection of Apple Creek Road (Township Road 44) and Frease Road (Township Road 340) marking the southwest corner of Section 16.

Thence N 00° 58' 41" W 780.01 feet, along the west line of the quarter section and in Apple Creek Road, to the **Point of Beginning** for the parcel herein described.

Thence with the following THIRTEEN courses:

- 1) **N 00° 58' 41" W 325.64 feet**, along the west line of the quarter section and in Apple Creek Road, to the southwest corner of a 3.662 acre parcel described in a deed to Ervin M. and Mary A. Weaver recorded in official record volume 885, page 2130 – witnessed by a capped reference pin set S 89° 55' 07" E 24.27 feet.
- 2) **S 89° 55' 07" E 444.16 feet**, along the south line of the 3.662 acre parcel, to a capped pin set.
- 3) **N 06° 46' 34" E 202.26 feet**, along the east line of the 3.662 acre parcel, to a capped pin set.
- 4) **S 89° 56' 08" E 330.61 feet** to a capped pin set on a westerly line of Reuben E. and Barbara D. Miller as described in official record volume 766, page 2617.
- 5) **S 00° 37' 11" E 447.63 feet**, along a westerly line of Miller, to a capped pin set.

The following eight courses (courses 6 through 13) follow the southerly lines of SVF Acres Ltd. as described in official record volume 968, page 4271.

- 6) **S 88° 55' 45" W 330.80 feet** to a capped pin set.
- 7) **N 85° 52' 51" W 107.60 feet** to a capped pin set.
- 8) **N 63° 53' 58" W 140.27 feet** to a capped pin set.

Weaver Closure Report 224098

Lot Closure Report - Lot : 4.691 Ac

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 Monday, September 30, 2024, 8:23:03a.m.

Starting location (North, East) = (372121.359, 2153083.608)

(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°55'52"E | 802.940 | No | 372120.393 | 2153886.547 |
| 2 | Line | S00°37'11"E | 140.040 | No | 371980.362 | 2153888.062 |
| 3 | Line | N89°56'08"W | 330.610 | No | 371980.733 | 2153557.452 |
| 4 | Line | S06°46'34"W | 202.260 | No | 371779.886 | 2153533.587 |
| 5 | Line | N89°55'07"W | 444.160 | No | 371780.517 | 2153089.428 |
| 6 | Line | N00°58'41"W | 340.890 | No | 372121.358 | 2153083.609 |

Ending location (North, East) = (372121.358, 2153083.609)

Total Distance : 2260.900
 Total Traverse Stations : 7
 Misclosure Direction : N45°41'52"W (from ending location to starting location)
 Misclosure Distance : 0.002
 Error of Closure : 1:1253279.1
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 204330.859 sq. ft. (straight segment added to close traverse)

= 4.690791 Acres

Lot Closure Report - Lot : 0.619 Ac

| Leg | Segment | Bearing | Length | Front | End_Northing | End_Easting |
|-----|---------|-------------|---------|-------|--------------|-------------|
| 1 | Line | N89°56'08"W | 330.610 | No | 371980.733 | 2153557.452 |
| 2 | Line | N06°46'34"E | 40.280 | No | 372020.732 | 2153562.205 |
| 3 | Line | S89°56'08"E | 187.070 | No | 372020.522 | 2153749.275 |
| 4 | Line | N00°40'38"W | 100.040 | No | 372120.555 | 2153748.092 |
| 5 | Line | S89°55'52"E | 138.460 | No | 372120.388 | 2153886.552 |
| 6 | Line | S00°37'11"E | 140.040 | No | 371980.356 | 2153888.067 |

Ending location (North, East) = (371980.356, 2153888.067)

Total Distance : 936.500
 Total Traverse Stations : 7
 Misclosure Direction : N43°13'22"W (from ending location to starting location)
 Misclosure Distance : 0.007
 Error of Closure : 1:131556.2
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 26966.783 sq. ft. (straight segment added to close traverse)

= 0.619072 Acres

Lot Closure Report - Lot : 5.895 Ac

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| Leg | Segment | Bearing | Length | Front | End_Northing | End_Easting |
|--|---------|-------------|---------|-------|--------------|-------------|
| 1 | Line | S89°55'07"E | 444.160 | No | 371779.886 | 2153533.587 |
| 2 | Line | N06°46'34"E | 202.260 | No | 371980.733 | 2153557.452 |
| 3 | Line | S89°56'08"E | 330.610 | No | 371980.362 | 2153888.062 |
| 4 | Line | S00°37'11"E | 447.630 | No | 371532.758 | 2153892.903 |
| 5 | Line | S88°55'45"W | 330.800 | No | 371526.576 | 2153562.161 |
| 6 | Line | N85°52'51"W | 107.600 | No | 371534.305 | 2153454.839 |
| 7 | Line | N63°53'58"W | 140.270 | No | 371596.016 | 2153328.873 |
| 8 | Line | N50°24'36"W | 30.320 | No | 371615.339 | 2153305.508 |
| 9 | Line | N83°41'31"W | 93.450 | No | 371625.606 | 2153212.624 |
| 10 | Line | S23°45'32"W | 156.240 | No | 371482.608 | 2153149.677 |
| 11 | Curve | S56°23'25"W | 49.610 | No | 371455.147 | 2153108.360 |
| ARC= 52.397, RAD= 46.000, DELTA= 65°15'47" | | | | | | |
| BC TO RAD= N66°14'28"W | | | | | | |
| RAD TO EC= S00°58'41"E | | | | | | |
| ADD_ARC_AREA = 244.204 | | | | | | |
| 12 | Line | S89°01'19"W | 13.380 | No | 371454.919 | 2153094.982 |
| 13 | Line | N00°58'41"W | 325.640 | No | 371780.512 | 2153089.424 |

Ending location (North, East) = (371780.512, 2153089.424)

Total Distance : 2674.757
 Total Traverse Stations : 14
 Misclosure Direction : N36°08'23"E (from ending location to starting location)
 Misclosure Distance : 0.007
 Error of Closure : 1:387566.0
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 256772.547 sq. ft. (straight segment added to close
 traverse)

= 5.894687 Acres