

BOUNDARY DESCRIPTION

1.435 Acres

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

Being part of a 7.643 acre parcel described in a deed to **Mervin A. Miller, Mattie E. Miller, Michael A. Miller and Barbara E. Miller** recorded in official record volume 925, page 4611 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Secrest Road (County Road 359) marking the northwest corner of the northeast quarter of Section 13.

Thence S 87° 00' 00" E 445.20 feet, along the north line of the quarter section and in Secrest Road, to the northwest corner of said 7.643 acre parcel, - witnessed by a 5/8 inch diameter steel reference pin found S 11° 12' 44" W 30.00 feet.

Thence S 11° 12' 44" W 204.40 feet, along the west line of the 7.643 acre parcel, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following SEVEN courses:

- 1) S 06° 42' 17" W 291.63 feet to a mag-spike set.
- 2) S 02° 16' 14" E 129.00 feet to a capped pin set.
- 3) N 87° 44' 40" E 121.00 feet to a capped pin set.
- 4) S 02° 06' 43" E 207.59 feet to a capped pin set.
- 5) S 51° 41' 39" W 124.71 feet to a point on the south line of said 7.643 acre parcel.
- 6) N 87° 00' 00" W 138.97 feet, along the south line of the 7.643 acre parcel, to 5/8 inch diameter steel pin found at the southwest corner thereof.
- 7) N 11° 12' 44" E 704.70 feet, along the west line of the 7.643 are parcel, to the **Point of Beginning.**

This parcel contains 1.435 acres and has no frontage on any public way.

Prior Instrument: official record volume 925, page 4611.

Permanent Parcel #: part of 56-02077.004

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 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 297.

All bearings are related and common with record survey KK-216.

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 2/17/26

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
9.124 Acres

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

Being part of a 23.416 acre parcel described in a deed to **Mervin A. Miller, Mattie E. Miller, Michael A. Miller and Barbara E. Miller** recorded in official record volume 925, page 4611 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Secrest Road (County Road 359) marking the northwest corner of the northeast quarter of Section 13.

Thence S 87° 00' 00" E 760.20 feet, along the north line of the quarter section and in Secrest Road, to the northwest corner of Anita J. Rohr and David H. Rohr, Trustees as described in official record 761, page 1096 - witnessed by a 5/8 inch diameter steel reference pin found S 04° 15' 57" W 30.00 feet.

Thence S 04° 15' 57" W 900.00 feet, along the west line of Rohr, to a 5/8 inch diameter steel pin found at the southwest corner thereof.

Thence S 87° 00' 00" E 135.82 feet, along the south line of Rohr, to a capped pin marked "Rudolph 6449" found at the **Point of Beginning** for the parcel herein described.

Thence with the following SEVEN courses:

- 1) **S 04° 15' 57" W 486.20 feet**, along the west line of Iron Gate Holdings LLC as described in official record volume 917, page 457, to a capped pin set.
- 2) **N 87° 08' 25" W 295.00 feet**, along a northerly line of Charles Leo III and Shelley A. Whitworth as described in official record volume 925, page 1195, to a wooden corner fence post found.
- 3) **S 04° 15' 57" W 355.43 feet**, along the west line of Whitworth, to a capped pin set.
- 4) **N 87° 08' 25" W 358.87 feet**, along the north line of Mary M. Marshall as described in deed volume 675, page 567 and the extension thereof, to a capped pin set.
- 5) **N 10° 26' 57" E 709.63 feet** to a capped pin set.
- 6) **N 51° 41' 39" E 211.17 feet** to a point on a northerly line of said 23.416 acre parcel.

- 7) **S 87° 00' 00" E 421.82 feet**, along a northerly line of the 23.416 acre parcel, to the **Point of Beginning**.

This parcel contains 9.124 acres and has no frontage on any public way.

Prior Instrument: official record volume 925, page 4611.

Permanent Parcel #: part of 56-02077.010

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 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 297.

All bearings are related and common with record survey KK-216.

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 2/17/26

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
15.332 Acres

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

Being portions of a 7.643 acre parcel and a 23.416 acre parcel described in a deed to **Mervin A. Miller, Mattie E. Miller, Michael A. Miller and Barbara E. Miller** recorded in official record volume 925, page 4611 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Secrest Road (County Road 359) marking the northwest corner of the northeast quarter of Section 13.

Thence S 87° 00' 00" E 445.20 feet, along the north line of the quarter section and in Secrest Road, to the northwest corner of said 7.643 acre parcel, the **Point of Beginning** for the parcel herein described- witnessed by a 5/8 inch diameter steel reference pin found S 11° 12' 44" W 30.00 feet.

Thence with the following **FOURTEEN** courses:

- 1) **S 87° 00' 00" E 315.00 feet**, along the north line of the quarter section and in Secrest Road, to the northwest corner of Anita J. Rohr and David H. Rohr, Trustees as described in official record volume 761, page 1096 - witnessed by a 5/8 inch diameter steel reference pin found S 04° 15' 57" W 30.00 feet.
- 2) **S 04° 15' 57" W 900.00 feet**, along the west line of Rohr, to a 5/8 inch diameter steel pin found at the southwest corner thereof.
- 3) **S 87° 00' 00" E 135.82 feet**, along the south line of Rohr, to a capped pin marked "Rudolph 6449" found at the northwest corner of Iron Gate Holdings LLC as described in official record volume 917, page 457.
- 4) **S 04° 15' 57" W 486.20 feet**, along the west line of Iron Gate Holdings LLC, to a capped pin set at the northeast corner of Charles Leo III and Shelley A. Whitworth as described in official record volume 925, page 1195.
- 5) **N 87° 08' 25" W 295.00 feet**, along a northerly line of Whitworth, to a wooden corner fence post found at the northwest corner thereof.
- 6) **S 04° 15' 57" W 355.43 feet**, along the west line of Whitworth, to a capped pin set at the southwest corner thereof.

- 7) N 87° 08' 25" W 358.87 feet, along the north line of Mary M. Marshall as described in deed volume 675, page 567 and the extension thereof, to a capped pin set.
- 8) N 10° 26' 57" E 709.63 feet to a capped pin set.
- 9) N 51° 41' 39" E 335.88 feet to a capped pin set.
- 10) N 02° 06' 43" W 207.59 feet to a capped pin set.
- 11) S 87° 44' 40" W 121.00 feet to a capped pin set.
- 12) N 02° 16' 14" W 129.00 feet to a mag-spike set.
- 13) N 06° 42' 17" E 291.63 feet to a capped pin set on the west line of said 7.643 acre parcel.
- 14) N 11° 12' 44" E 204.40 feet, along the west line of the 7.643 acre parcel, to the **Point of Beginning**.

This parcel contains 15.332 acres.

Prior Instrument: official record volume 925, page 4611.

Permanent Parcel #: part of 56-02077.010 and part of 56-02077.004

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 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 297.

All bearings are related and common with record survey KK-216.

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
15.727 Acres

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

Being portions of a 7.643 acre parcel and a 23.416 acre parcel described in a deed to **Mervin A. Miller, Mattie E. Miller, Michael A. Miller and Barbara E. Miller** recorded in official record volume 925, page 4611 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Secrest Road (County Road 359) marking the northwest corner of the northeast quarter of Section 13.

Thence S 87° 00' 00" E 384.58 feet, along the north line of the quarter section and in Secrest Road, to the northeast corner of Benjamin E. Gammell as described in official record volume 969, page 1911, the **Point of Beginning** for the parcel herein described - witnessed by a 5/8 inch diameter steel reference pin found S 11° 12' 44" W 30.00 feet.

Thence with the following FIFTEEN courses:

- 1) **S 87° 00' 00" E 60.62 feet**, along the north line of the quarter section and in Secrest Road, to the northwest corner of said 7.643 acre parcel - witnessed by a 5/8 inch diameter steel reference pin found S 11° 12' 44" W 30.00 feet.
- 2) **S 11° 12' 44" W 204.40 feet**, along the west line of the 7.643 acre parcel, to a capped pin set.
- 3) **S 06° 42' 17" W 291.63 feet** to a mag-spike set.
- 4) **S 02° 16' 14" E 129.00 feet** to a capped pin set.
- 5) **N 87° 44' 40" E 121.00 feet** to a capped pin set.
- 6) **S 02° 06' 43" E 207.59 feet** to a capped pin set.
- 7) **S 51° 41' 39" W 335.88 feet** to a capped pin set.
- 8) **S 10° 26' 57" W 709.63 feet** to a capped pin set on the north line of William T. and Barbara A. Adams as described in official record volume 52, page 870.
- 9) **N 87° 08' 25" W 215.29 feet**, along the north line of Adams and the extension thereof, to capped pin set on the west line of the quarter section.

- 10) **N 86° 22' 10" W 497.89 feet**, into the northwest quarter and along the north line of Logan P. and Elizabeth H. Rohr as described in official record volume 769, page 81 and the extension thereof, to a capped pin marked "Rudolph 6449" found.
- 11) **N 04° 15' 57" E 516.66 feet**, along the east line of Anita J. and David H. Rohr, Trustees as described in official record volume 672, page 37, to a capped pin set.
- 12) **N 64° 15' 55" E 492.09 feet**, along the southeasterly line of American Tower LLC as described in official record volume 911, page 3056, to a capped pin set.
- 13) **N 55° 44' 03" W 163.71 feet**, along a northeasterly line of American Tower LLC, to a 5/8 inch diameter steel pin found.
- 14) **S 87° 00' 00" E 461.22 feet**, along the south line of Jesse Michael and Katlyn Marie Lentz as described in official record volume 837, page 477, the extension thereof and passing into the northeast quarter at a distance of 200.50 feet, to a 5/8 inch diameter steel pin found at the southeast corner of the previously mentioned Gammell.
- 15) **N 11° 12' 44" E 909.10 feet**, along the east line of Gammell, to the **Point of Beginning**.

This parcel contains 15.727 acres; of which 8.092 acres lie in the northeast quarter and 7.635 acres lie in the northwest quarter of Section 13.

Together with an easement for the operation, maintenance and repair of an "off lot" septic system until said system is no longer operable.

Prior Instrument: official record volume 925, page 4611.

Permanent Parcel #: part of 56-02077.010 and part of 56-02077.004

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 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 297. All bearings are related and common with record survey KK-216.

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 2/17/26
Edward A. Gasbarre, P.S. 7036

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20 Feet Wide DRIVEWAY EASEMENT

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

Being part of a 7.643 acre parcel described in a deed to **Mervin A. Miller, Mattie E. Miller, Michael A. Miller and Barbara E. Miller** recorded in official record volume 925, page 4611 of the Wayne County records.

Being a strip of land lying between parallel lines located 20 feet easterly (left) of the following described west line along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Secret Road (County Road 359) marking the northwest corner of the northeast quarter of Section 13.

Thence S 87° 00' 00" E 445.20 feet, along the north line of the quarter section and in Secret Road, to the northwest corner of said 7.643 acre parcel - witnessed by a 5/8 inch diameter steel reference pin found S 11° 12' 44" W 30.00 feet.

Thence S 11° 12' 44" W 204.40 feet, along the west line of the 7.643 acre parcel, to a capped pin set at the **Point of Beginning** for the easement herein described.

Thence with the following course:

S 06° 42' 17" W 291.63 feet to a mag-spike set and there Terminate.

Prior Instrument: official record volume 925, page 4611.

Permanent Parcel #: part of 56-02077.004

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 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 297.

All bearings are related and common with record survey KK-216.

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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Miller Closure Report 226003

Lot Closure Report - Lot : 15.727 Ac
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 Friday, February 6, 2026, 11:28:16a.m.

Starting location (North, East) = (4727.949, 8256.550)

(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	N04°15'57"E	516.660	No	5243.178	8294.981
2	Line	N64°15'55"E	492.090	No	5456.846	8738.263
3	Line	N55°44'03"W	163.710	No	5549.020	8602.968
4	Line	S87°00'00"E	461.220	No	5524.881	9063.555
5	Line	N11°12'44"E	909.100	No	6416.630	9240.324
6	Line	S87°00'00"E	60.620	No	6413.457	9300.861
7	Line	S11°12'44"W	204.400	No	6212.959	9261.117
8	Line	S06°42'17"W	291.630	No	5923.323	9227.068
9	Line	S02°16'14"E	129.000	No	5794.424	9232.179
10	Line	N87°44'40"E	121.000	No	5799.187	9353.085
11	Line	S02°06'43"E	207.590	No	5591.738	9360.735
12	Line	S51°41'39"W	335.880	No	5383.539	9097.166
13	Line	S10°26'57"W	709.630	No	4685.678	8968.465
14	Line	N87°08'25"W	215.290	No	4696.419	8753.443
15	Line	N86°22'10"W	497.890	No	4727.946	8256.552

Ending location (North, East) = (4727.946, 8256.552)

Total Distance : 5315.710
 Total Traverse Stations : 16
 Misclosure Direction : N42°35'18"W (from ending location to starting location)
 Misclosure Distance : 0.003
 Error of Closure : 1:1589882.2
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 685081.414 sq. ft. (straight segment added to close
 traverse)

= 15.727305 Acres

Lot Closure Report - Lot : 7.635 Ac
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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N04°15'57"E	516.660	No	5243.175	8294.984
2	Line	N64°15'55"E	492.090	No	5456.843	8738.265
3	Line	N55°44'03"W	163.710	No	5549.017	8602.970
4	Line	S87°00'00"E	200.500	No	5538.524	8803.195
5	Line	S03°22'53"W	843.570	No	4696.423	8753.439
6	Line	N86°22'10"W	497.890	No	4727.950	8256.549

Ending location (North, East) = (4727.950, 8256.549)

Total Distance : 2714.420
 Total Traverse Stations : 7
 Misclosure Direction : S44°23'37"E (from ending location to starting location)
 Misclosure Distance : 0.005
 Error of Closure : 1:501283.4
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 332595.989 sq. ft. (straight segment added to close
 traverse)

= 7.635353 Acres

Lot Closure Report - Lot : 9.124 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N10°26'57"E	709.630	No	5383.542	9097.159
2	Line	N51°41'39"E	211.170	No	5514.438	9262.867
3	Line	S87°00'00"E	421.820	No	5492.361	9684.108
4	Line	S04°15'57"W	486.200	No	5007.508	9647.943
5	Line	N87°08'25"W	295.000	No	5022.226	9353.310
6	Line	S04°15'57"W	355.430	No	4667.781	9326.872
7	Line	N87°08'25"W	358.870	No	4685.685	8968.449

Ending location (North, East) = (4685.685, 8968.449)

Total Distance : 2838.120
 Total Traverse Stations : 8
 Misclosure Direction : S63°01'47"E (from ending location to starting location)
 Misclosure Distance : 0.010
 Error of Closure : 1:278643.4
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 397450.649 sq. ft. (straight segment added to close traverse)

= 9.124211 Acres

Lot Closure Report - Lot : 1.435 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S06°42'17"W	291.630	No	5923.323	9227.068
2	Line	S02°16'14"E	129.000	No	5794.424	9232.179
3	Line	N87°44'40"E	121.000	No	5799.187	9353.085
4	Line	S02°06'43"E	207.590	No	5591.738	9360.735
5	Line	S51°41'39"W	124.710	No	5514.435	9262.874
6	Line	N87°00'00"W	138.970	No	5521.708	9124.094
7	Line	N11°12'44"E	704.700	No	6212.958	9261.119

Ending location (North, East) = (6212.958, 9261.119)

Total Distance : 1717.600
 Total Traverse Stations : 8
 Misclosure Direction : N69°14'15"W (from ending location to starting location)
 Misclosure Distance : 0.002
 Error of Closure : 1:874084.8
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 62499.901 sq. ft. (straight segment added to close traverse)

= 1.434800 Acres

Lot Closure Report - Lot : 15.332 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N10°26'57"E	709.630	No	5383.539	9097.166
2	Line	N51°41'39"E	335.880	No	5591.738	9360.735
3	Line	N02°06'43"W	207.590	No	5799.187	9353.085
4	Line	S87°44'40"W	121.000	No	5794.424	9232.179
5	Line	N02°16'14"W	129.000	No	5923.323	9227.068
6	Line	N06°42'17"E	291.630	No	6212.959	9261.117
7	Line	N11°12'44"E	204.400	No	6413.457	9300.861
8	Line	S87°00'00"E	315.000	No	6396.972	9615.429
9	Line	S04°15'57"W	900.000	No	5499.465	9548.484
10	Line	S87°00'00"E	135.820	No	5492.357	9684.118
11	Line	S04°15'57"W	486.200	No	5007.504	9647.952
12	Line	N87°08'25"W	295.000	No	5022.221	9353.319
13	Line	S04°15'57"W	355.430	No	4667.776	9326.881
14	Line	N87°08'25"W	358.870	No	4685.680	8968.458

Ending location (North, East) = (4685.680, 8968.458)

Total Distance : 4845.450
 Total Traverse Stations : 15
 Misclosure Direction : S69°48'31"E (from ending location to starting location)
 Misclosure Distance : 0.008
 Error of Closure : 1:632459.8
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 667858.403 sq. ft. (straight segment added to close traverse)

= 15.331919 Acres

Lot Closure Report - Lot : 8.092 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N03°22'53"E	843.570	No	5538.524	8803.195
2	Line	S87°00'00"E	260.720	No	5524.879	9063.558
3	Line	N11°12'44"E	909.100	No	6416.628	9240.326
4	Line	S87°00'00"E	60.620	No	6413.455	9300.863
5	Line	S11°12'44"W	204.400	No	6212.956	9261.119
6	Line	S06°42'17"W	291.630	No	5923.321	9227.070
7	Line	S02°16'14"E	129.000	No	5794.422	9232.181
8	Line	N87°44'40"E	121.000	No	5799.184	9353.087
9	Line	S02°06'43"E	207.590	No	5591.735	9360.738
10	Line	S51°41'39"W	335.880	No	5383.537	9097.168
11	Line	S10°26'57"W	709.630	No	4685.675	8968.467
12	Line	N87°08'25"W	215.290	No	4696.416	8753.446

Ending location (North, East) = (4696.416, 8753.446)

Total Distance : 4288.430
 Total Traverse Stations : 13
 Misclosure Direction : N43°42'16"W (from ending location to starting location)
 Misclosure Distance : 0.009
 Error of Closure : 1:489693.5
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 352482.470 sq. ft. (straight segment added to close traverse)

= 8.091884 Acres