

Boundary Description  
**33.425 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Chester** in the **southeast quarter of Section 18, T-20N, R-14W.**

Being part of the land described in a deed to **Dean Chance Farms, LLC** recorded in official record volume 864, page 2198 of the Wayne County records.

Described as follows:

**Commencing** at one inch diameter steel pin found in Smithville-Western Road (County Road 86) marking the southwest corner of the southeast quarter of Section 18.

Thence S 87° 55' 00" E 379.78 feet, along the south line of the quarter section and in Smithville-Western Road, to the southeast corner of Pamela S. Topovski as described in official record volume 375, page 904, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 02° 09' 57" E 30.00 feet.

Thence with the following FOURTEEN courses:

- 1) **N 02° 09' 57" E 231.00 feet**, along the east line of Topovski, to a capped pin found.
- 2) **S 87° 55' 00" E 4.80 feet**, along a south line of Kevin J. aka Kevin Jay Doeberienner and Lindsay J. Bowen as described in official record volume 900, page 2309, to a capped pin found.
- 3) **N 00° 39' 11" E 1154.97 feet**, along an east line of Doeberienner and Bowen, to a capped pin found.
- 4) **N 87° 50' 20" W 353.81 feet**, along a north line of Doeberienner and Bowen, to a capped pin found on the west line of the quarter section.
- 5) **N 02° 09' 57" E 567.78 feet**, along the west line of the quarter section, to a capped pin found at the southwest corner of Loren and Sarah Weaver as described in official record volume 926, page 599.
- 6) **N 83° 40' 42" E 1125.22 feet**, along the south line of Weaver, to a stone monument found.
- 7) **N 02° 26' 49" E 560.76 feet**, along the east line of Weaver, to a capped pin found on the north line of the quarter section.

- 8) S 87° 56' 30" E 732.82 feet, along the north line of the quarter section, to a capped pin found at the northwest corner of JAI Real Estate Holdings, LLC as described in official record volume 875, page 139.
- 9) S 01° 45' 38" W 1121.01 feet, along the west line of JAI Real Estate Holdings, LLC, to a capped pin set.
- 10) N 88° 14' 22" W 1462.14 feet to a capped pin set.
- 11) S 29° 40' 41" W 49.85 feet to a capped pin set.
- 12) S 00° 56' 11" W 1176.24 feet to a capped pin found at the northwest corner of Charles S. Franks and Debra D. Johnson as described in official record volume 350, page 2235.
- 13) S 00° 25' 42" W 330.14 feet, along the west line of Franks and Johnson, to a point on the south line of the quarter section and in Smithville-Western Road – witnessed by a capped reference pin set N 00° 25' 42" E 30.00 feet.
- 14) N 87° 55' 00" W 27.01 feet, along the south line of the quarter section and in Smithville-Western Road, to the **Point of Beginning**.

**This parcel contains 33.425 acres.**

Prior Instrument: official record volume 864, page 2198.

Permanent Parcel #: part of 10-00187.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in November 2021, 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 103.

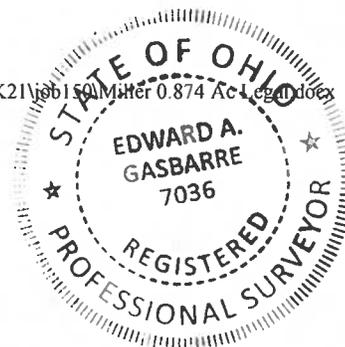
All bearings are related and common with record survey VV-671.

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* 11/10/21

Edward A. Gasbarre, P.S. 7036

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Boundary Description  
**49.649 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Chester** in the **southeast quarter of Section 18, T-20N, R-14W.**

Being part of the land described in a deed to **Dean Chance Farms, LLC** recorded in official record volume 864, page 2198 of the Wayne County records.

Described as follows:

**Commencing** at one inch diameter steel pin found in Smithville-Western Road (County Road 86) marking the southwest corner of the southeast quarter of Section 18.

Thence S 87° 55' 00" E 655.78 feet, along the south line of the quarter section and in Smithville-Western Road, to the southeast corner of Charles S. Franks and Debra D. Johnson as described in official record volume 350, page 2235, the **Point of Beginning** for the parcel herein described – witnessed by a 5/8 inch diameter steel reference pin found N 02° 09' 57" E 30.00 feet.

Thence with the following ELEVEN courses:

- 1) **N 02° 09' 57" E 330.00 feet**, along the east line of Franks and Johnson, to a capped pin set.
- 2) **N 87° 55' 00" W 259.00 feet**, along the north line of Franks and Johnson, to a capped pin found.
- 3) **N 00° 56' 11" E 1176.24 feet** to a capped pin set.
- 4) **N 29° 40' 41" E 49.85 feet** to a capped pin set.
- 5) **S 88° 14' 22" E 1462.14 feet**, to a capped pin set on the west line of JAI Real Estate Holdings, LLC as described in official record volume 875, page 139.
- 6) **S 01° 45' 38" W 1558.44 feet**, along the west line of DAI Real Estate Holdings, LLC, to a point on the south line of the quarter section and in Smithville-Western Road – witnessed by a 5/8 inch diameter steel reference pin found N 01° 45' 38" E 30.00 feet.
- 7) **N 87° 55' 00" W 655.72 feet**, along the south line of the quarter section and in Smithville-Western Road, to the southeast corner of a 1.05 acre parcel described in deeds to Dean Chance Farms, LLC recorded in official record volume 858, page 785 and official record volume 864, page 2198 – witnessed by a capped reference pin found N 02° 05' 00" E 30.00 feet.
- 8) **N 02° 05' 00" E 200.00 feet**, along the east line of the 1.05 acre parcel, to a capped pin found.

- 9) **N 87° 55' 00" W 225.00 feet**, along the north line of the 1.05 acre parcel, to a capped pin found.
- 10) **S 02° 05' 00" W 200.00 feet**, along the west line of the 1.05 acre parcel, to a point on the south line of the quarter section and in Smithville-Western Road – witnessed by a capped reference pin found N 02° 05' 00" E 30.00 feet.
- 11) **N 87° 55' 00" W 331.20 feet**, along the south line of the quarter section and in Smithville-Western Road, to the **Point of Beginning**.

**This parcel contains 49.649 acres.**

**Prior Instrument: official record volume 864, page 2198.**

**Permanent Parcel #: part of 10-00187.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in November 2021, 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 103.

All bearings are related and common with record survey VV-671.

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 11/10/21

Edward A. Gasbarre, P.S. 7036

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