

BOUNDARY DESCRIPTION
1.947 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wayne** in the **southwest quarter of Section 29, T-16N, R-13W.**

Being part of the land described in a deed to **GBAF, LLC** recorded in official record volume 897, page 4711 of the Wayne County records.

Described as follows:

Commencing at a record 1 inch diameter iron bar in Highland Avenue (Township Road 106), marking the southwest corner of the southwest quarter of Section 29.

Thence S 86° 19' 18" E 995.21 feet, along the south line of the quarter section and in Highland Avenue, to the southeast corner of Quarter Moon Ltd. as described in official record volume 89, page 439, the **Point of Beginning** of the parcel herein described – witnessed by a 3/4 inch diameter pinched iron pipe found N 08° 29' 06" E 30.00 feet.

Thence with the following FIVE courses:

- 1) **N 07° 49' 23" E 559.34 feet**, along the east line of Quarter Moon Ltd., to a capped pin set.
- 2) **S 66° 18' 49" E 161.36 feet** to a capped pin marked "Rudolph 6449" found at the northwest corner of J. Douglas Drushal, Trustee as described in official record volume 544, page 1.
- 3) **S 00° 09' 51" W 35.90 feet**, along a westerly line of Drushal, to a capped pin marked "Rudolph 6449" found.
- 4) **S 07° 50' 27" W 468.07 feet**, along a westerly line of Drushal and the extension thereof, to a point on the south line of the quarter section and in Highland Avenue – witnessed by a capped reference pin marked "Rudolph 6449" found N 07° 50' 27" E 30.00 feet.
- 5) **N 86° 19' 18" W 160.27 feet**, along the south line of the quarter section and in Highland Avenue, to the **Point of Beginning.**

This parcel contains 1.947 acres, a portion of which lies within a known floodplain.

Prior Instrument: official record volume 897, page 4711

Permanent Parcel #: part of 53-00153.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December of 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 228

All bearings are related and based on an assumed meridian.

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 12/07/21

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
4.542 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wayne** in the **southwest quarter of Section 29, T-16N, R-13W.**

Being all of the land described in deeds to **J. Douglas Drushal, Trustee** recorded in official record volume 544, page 1 and official record volume ___, page ___ of the Wayne County records.

Described as follows:

Commencing at a record 1 inch diameter iron bar in Highland Avenue (Township Road 106), marking the southwest corner of the southwest quarter of Section 29.

Thence S 86° 19' 18" E 995.21 feet, along the south line of the quarter section and in Highland Avenue, to the southeast corner of Quarter Moon Ltd. as described in official record volume 89, page 439, the **Point of Beginning** of the parcel herein described – witnessed by a 3/4 inch diameter pinched iron pipe found N 08° 29' 06" E 30.00 feet.

Thence with the following TWELVE courses:

- 1) **N 07° 49' 23" E 559.34 feet**, along the east line of Quarter Moon Ltd., to a capped pin set.
- 2) **S 66° 18' 49" E 161.36 feet** to a capped pin marked "Rudolph 6449" found at a southerly corner of GBAF, LLC as described in official record volume 897, page 4711.

The following five courses (courses 3 through 7) follow the lines of GBAF, LLC

- 3) **N 50° 50' 55" E 76.47 feet** to a capped pin marked "Rudolph 6449" found.
- 4) **S 74° 39' 13" E 36.01 feet** to a capped pin marked "Rudolph 6449" found.
- 5) **N 65° 50' 04" E 82.00 feet** to a capped pin marked "Rudolph 6449" found.
- 6) **N 80° 05' 14" E 61.01 feet** to a 5/8 inch diameter iron pin found.
- 7) **S 76° 21' 27" E 188.42 feet** to a capped pin marked "Rudolph 6449" found on the right of way line of Linwood Drive as shown on plat volume 20, page 355.
- 8) **Southwesterly**, along the right of way line and with the arc of a curve concave to the northwest, a distance of 198.09 feet to a capped pin marked "Rudolph 6449" found at a point of curvature.

The aforementioned curve has the following properties.

Central Angle = 19°54'43"

Radius = 570.00 feet

Chord Bearing = S 04°58'14" W

Chord Distance = 197.10 feet

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- 9) **Southwesterly**, along the right of way line and with the arc of a curve to the left, a distance of 74.28 feet to a capped pin marked "Rudolph 6449" found at the northeast corner of Patricia A. Newton as described in official record volume 830, page 143.

The aforementioned curve has the following properties.

Central Angle = $10^{\circ}22'45''$

Radius = 410.04 feet

Chord Bearing = S $09^{\circ}44'13''$ W

Chord Distance = 74.18 feet

- 10) **N $86^{\circ}19'19''$ W 406.65 feet**, along the north line of Newton, to a capped pin set.
- 11) **S $07^{\circ}50'27''$ W 297.38 feet**, along the west line of Newton, to a point on the south line of the quarter section and in Highland Avenue – witnessed by a capped reference pin marked "Rudolph 6449" found N $07^{\circ}50'27''$ E 30.00 feet.
- 12) **N $86^{\circ}19'18''$ W 160.27 feet**, along the south line of the quarter section and in Highland Avenue, to the **Point of Beginning**.

This parcel contains 4.542 acres, a portion of which lies within a known floodplain.

Prior Instrument: official record volume 544, page 1 and official record volume ____, page ____.

Permanent Parcel #: 53-00153.003

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December of 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 **228**

All bearings are related and based on an assumed meridian.

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 12/07/21

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

4.495 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wayne** in the **southwest quarter of Section 29, T-16N, R-13W.**

Being part of the land described in a deed to **GBAF, LLC** recorded in official record volume 897, page 4711 of the Wayne County records.

Described as follows:

Commencing at a record 1 inch diameter iron bar in Highland Avenue (Township Road 106), marking the southwest corner of the southwest quarter of Section 29.

Thence S 86° 19' 18" E 995.21 feet, along the south line of the quarter section and in Highland Avenue, to the southeast corner of Quarter Moon Ltd. as described in official record volume 89, page 439 – witnessed by a 3/4 inch diameter pinched iron pipe found N 08° 29' 06" E 30.00 feet.

Thence N 07° 49' 23" E 559.34 feet, along the east line of Quarter Moon Ltd., to a capped pin set at the **Point of Beginning** of the parcel herein described.

Thence with the following TWENTY-FIVE courses:

- 1) **N 07° 49' 23" E 250.21 feet**, along the east line of Quarter Moon Ltd., to a capped pin marked "Rudolph 6449" found at the southeast corner of KDK Farms, LLC as described in official record volume 727, page 1865.
- 2) **N 12° 49' 13" E 86.55 feet**, along an east line of KDK Farms, LLC, to a 3/4 inch diameter iron pin found.
- 3) **N 12° 03' 35" E 278.50 feet**, along an east line of KDK Farms, LLC, to a point in the Clear Creek at the southwest corner of Robert A. Baker as described in deed volume 365, page 206 and official record volume 911, page 3820 – witnessed by a capped reference pin marked "Rudolph 6449" found S 85° 03' 35" E 15.00 feet.
- 4) **S 85° 03' 35" E 430.30 feet**, along the south line of Baker, to a 1 inch diameter iron pipe found in Varns Road (Township Road 222).
- 5) **S 01° 17' 27" W 46.40 feet**, along a westerly line of William J. Edgar as described in deed volume 702, page 23, to a 1 inch diameter iron pipe found.
- 6) **S 86° 54' 25" E 39.52 feet**, along the south line of Edgar, to a capped pin set in Varns Road – witnessed by a capped reference pin set S 04° 14' 50" E 51.30 feet.
- 7) **S 04° 14' 50" E 180.00 feet** to a capped pin set.

- 8) **S 40° 36' 07" W 75.18 feet** to a capped pin set on the right of way line of Linwood Drive as shown on plat volume 20, page 355.
- 9) **Northwesterly**, along the right of way line and with the arc of a curve concave to the southwest, a distance of 73.15 feet to a capped pin marked "Rudolph 6449" found at the northeasterly corner of Darby Buehler as described in deed volume 704, page 643 and deed volume 720, page 013.

The aforementioned curve has the following properties.

Central Angle = 69°51'14"

Radius = 60.00 feet

Chord Bearing = N 84°19'30" W

Chord Distance = 68.70 feet

The following nine courses (courses 10 through 18) follow the lines of Buehler

- 10) **N 74° 14' 35" W 138.22 feet** to a 5/8 inch diameter iron pin found.
- 11) **N 85° 28' 29" W 41.14 feet** to a 5/8 inch diameter iron pin found.
- 12) **S 71° 57' 03" W 159.61 feet** to a 5/8 inch diameter iron pin found.
- 13) **S 00° 09' 50" W 306.82 feet** to a 5/8 inch diameter iron pin found.
- 14) **N 51° 04' 50" E 67.30 feet** to a capped pin found.
- 15) **S 75° 00' 41" E 40.21 feet** to a capped pin marked "Rudolph 6449" found.
- 16) **N 65° 57' 46" E 75.15 feet** to a 5/8 inch diameter iron pin found.
- 17) **N 80° 00' 50" E 71.00 feet** to a 5/8 inch diameter iron pin found.
- 18) **S 76° 22' 05" E 183.62 feet** to a capped pin marked "Rudolph 6449" found on the right of way line of Linwood Drive.
- 19) **Southeasterly**, along the right of way line and with the arc of a curve concave to the southwest, a distance of 31.95 feet to a capped pin marked "Rudolph 6449" found at the northeasterly corner of J. Douglas Drushal, Trustee as described in official record volume 544, page 1.

The aforementioned curve has the following properties.

Central Angle = 3°12'41"

Radius = 570.00 feet

Chord Bearing = S 06°35'29" E

Chord Distance = 31.94 feet

The following five courses (courses 20 through 24) follow the lines of Drushal

- 20) **N 76° 21' 27" W 188.42 feet** to a 5/8 inch diameter iron pin found.
- 21) **S 80° 05' 14" W 61.01 feet** to a capped pin marked "Rudolph 6449" found.
- 22) **S 65° 50' 04" W 82.00 feet** to a capped pin marked "Rudolph 6449" found.

- 23) N 74° 39' 13" W 36.01 feet to a capped pin marked "Rudolph 6449" found.
- 24) S 50° 50' 55" W 76.47 feet to a capped pin marked "Rudolph 6449" found.
- 25) N 66° 18' 49" W 161.36 feet to the **Point of Beginning**.

This parcel contains 4.495 acres, a portion of which lies within a known floodplain.

Prior Instrument: official record volume 897, page 4711.

Permanent Parcel #: 53-00153.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December of 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 228

All bearings are related and based on an assumed meridian.

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 12/07/21

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

6.791 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wayne** in the **southwest quarter of Section 29, T-16N, R-13W.**

Being all of the land described in deeds to **Darby Buehler** recorded in deed volume 704, page 643, deed volume 720, page 13 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a record 1 inch diameter iron bar in Highland Avenue (Township Road 106), marking the southwest corner of the southwest quarter of Section 29.

Thence S 86° 19' 18" E 995.21 feet, along the south line of the quarter section and in Highland Avenue, to the southeast corner of Quarter Moon Ltd. as described in official record volume 89, page 439 – witnessed by a 3/4 inch diameter pinched iron pipe found N 08° 29' 06" E 30.00 feet.

Thence N 07° 49' 23" E 559.34 feet, along the east line of Quarter Moon Ltd., to a capped pin set at the **Point of Beginning** of the parcel herein described.

Thence with the following SEVENTEEN courses:

- 1) **N 07° 49' 23" E 250.21 feet**, along the east line of Quarter Moon Ltd., to a capped pin marked "Rudolph 6449" found at the southeast corner of KDK Farms, LLC as described in official record volume 727, page 1865.
- 2) **N 12° 49' 13" E 86.55 feet**, along an easterly line of KDK Farms, LLC, to a 3/4 inch diameter iron pin found.
- 3) **N 12° 03' 35" E 278.50 feet**, along an easterly line of KDK Farms, LLC, to a point in the Clear Creek at the southwest corner of Robert A. Baker as described in deed volume 365, page 206 and official record volume 911, page 3820 – witnessed by a capped reference pin marked "Rudolph 6449" found S 85° 03' 35" E 15.00 feet.
- 4) **S 85° 03' 35" E 430.30 feet**, along the south line of Baker, to a 1 inch diameter iron pipe found in Varns Road (Township Road 222).
- 5) **S 01° 17' 27" W 46.40 feet**, along a west line of William J. Edgar as described in deed volume 702, page 23, to a 1 inch diameter iron pipe found.
- 6) **S 86° 54' 25" E 39.52 feet**, along the south line of Edgar, to a capped pin set in Varns Road – witnessed by a capped reference pin set S 04° 14' 50" E 51.30 feet.
- 7) **S 04° 14' 50" E 180.00 feet** to a capped pin set.

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- 8) **S 40° 36' 07" W 75.18 feet** to a capped pin set on the right of way line of Linwood Drive as shown on plat volume 20, page 355.
- 9) **Southwesterly**, along the right of way line and with the arc of a curve concave to the southeast, a distance of 218.39 feet to a 5/8 inch diameter iron pin found at a point of curvature.

The aforementioned curve has the following properties.

Central Angle = 208°32'34"

Radius = 60.00 feet

Chord Bearing = S 26°19'50" W

Chord Distance = 116.30 feet

- 10) **Southeasterly**, along the right of way line and with the arc of a curve to the right, a distance of 23.13 feet to a 5/8 inch diameter iron pin found at a point of curvature.

The aforementioned curve has the following properties.

Central Angle = 53°00'23"

Radius = 25.00 feet

Chord Bearing = S 51°26'16" E

Chord Distance = 22.31 feet

- 11) **Southeasterly**, along the right of way line and with the arc of a curve to the right, a distance of 198.46 feet to a capped pin marked "Rudolph 6449" found at the northeasterly corner of J. Douglas Drushal, Trustee as described in official record volume 544, page 1.

The aforementioned curve has the following properties.

Central Angle = 19°56'57"

Radius = 570.00 feet

Chord Bearing = S 14°57'37" E

Chord Distance = 197.46 feet

The following five courses (courses 12 through 16) follow the lines of Drushal

- 12) **N 76° 21' 27" W 188.42 feet** to a 5/8 inch diameter iron pin found.
- 13) **S 80° 05' 14" W 61.01 feet** to a capped pin marked "Rudolph 6449" found.
- 14) **S 65° 50' 04" W 82.00 feet** to a capped pin marked "Rudolph 6449" found.
- 15) **N 74° 39' 13" W 36.01 feet** to a capped pin marked "Rudolph 6449" found.
- 16) **S 50° 50' 55" W 76.47 feet** to a capped pin marked "Rudolph 6449" found.
- 17) **N 66° 18' 49" W 161.36 feet** to the **Point of Beginning**.

This parcel contains 6.791 acres, a portion of which lies within a known floodplain.

Prior Instrument: deed volume 704, page 643, deed volume 720, page 13 and official record volume ____, page ____.

Permanent Parcel #: 53-00153.006

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December of 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 228

All bearings are related and based on an assumed meridian.

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 12/07/21

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

8.005 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wayne** in the **southwest quarter of Section 29, T-16N, R-13W.**

Being part of the land described in a deed to **GBAF, LLC** recorded in official record volume 897, page 4711 of the Wayne County records.

Described as follows:

Commencing at a record 1 inch diameter iron bar in Highland Avenue (Township Road 106), marking the southwest corner of the southwest quarter of Section 29.

Thence S 86° 19' 18" E 995.21 feet, along the south line of the quarter section and in Highland Avenue, to the southeast corner of Quarter Moon Ltd. as described in official record volume 89, page 439 – witnessed by a 3/4 inch diameter pinched iron pipe found N 08° 29' 06" E 30.00 feet.

Thence N 07° 49' 23" E 809.55 feet, along the east line of Quarter Moon Ltd., to a capped pin marked "Rudolph 6449" found at the southeast corner of KDK Farms, LLC as described in official record volume 727, page 1865.

Thence N 12° 49' 13" E 86.55 feet, along an easterly line of KDK Farms, LLC, to a 3/4 inch diameter iron pin found.

Thence N 12° 03' 55" E 278.50 feet, along an easterly line of KDK Farms, LLC, to a point in the Clear Creek at the southwest corner of Robert A. Baker as described in deed volume 365, page 206 and official record volume 911, page 3820 – witnessed by a capped reference pin marked "Rudolph 6449" found S 85° 03' 35" E 15.00 feet.

Thence S 85° 03' 35" E 430.30 feet, along the south line of Baker, to a 1 inch diameter iron pipe found in Varns Road (Township Road 222).

Thence S 01° 17' 27" W 46.40 feet, along a westerly line of William J. Edgar as described in deed volume 702, page 23, to a 1 inch diameter iron pipe found.

Thence S 86° 54' 25" E 39.52 feet, along the south line of Edgar, to a capped pin set in Varns Road at the **Point of Beginning** of the parcel herein described – witnessed by a capped reference pin set S 04° 14' 50" E 51.30 feet.

Thence with the following ELEVEN courses:

- 1) **S 86° 54' 25" E 610.56 feet**, in Varns Road, along the south line of Edgar and the extension thereof, to a 5/8 inch diameter iron pin found in the intersection of Mechanicsburg Road (County Road 22) on the southwesterly line of Equity Park, LLC as described in official record volume 907, page 3800.

(B)

- 2) **S 22° 04' 34" E 32.19 feet**, along the southwesterly line of Equity Park, LLC and in Mechanicsburg Road, to the northerly corner of Faz and Ferne C. Haghiri as described in official record volume 681, page 2492 – witnessed by a capped reference pin marked “Rudolph 6449” found S 7°26'03" W 61.73 feet.
- 3) **S 07° 26' 03" W 562.49 feet**, along a westerly line of Haghiri, to a capped pin marked “Rudolph 6449” found.
- 4) **N 85° 45' 40" W 241.44 feet**, along a northerly line of Haghiri, to a 5/8 inch diameter iron pin found.
- 5) **S 03° 00' 32" W 87.66 feet**, along a westerly line of Haghiri, to a capped pin marked “Rudolph 6449” found at the northeast corner of Shirley A. Buehler, Trustee as described in deed volume 397, page 242 and official record volume 673, page 2152.
- 6) **N 64° 39' 55" W 288.60 feet**, along the north line of Buehler, Trustee, to a capped pin found on the right of way line of Linwood Drive as shown on plat volume 20, page 335.
- 7) **Northwesterly**, along the right of way line and with the arc of a curve concave to the southwest, a distance of 252.16 feet to a capped pin found at a point of curvature.

The aforementioned curve has the following properties.

Central Angle = 22°55'57"

Radius = 630.00 feet

Chord Bearing = N 14°02'22" W

Chord Distance = 250.48 feet

- 8) **Northwesterly** along the right of way line and with the arc of a curve to the right, a distance of 20.41 feet, to a capped pin found at a point of curvature.

The aforementioned curve has the following properties.

Central Angle = 46°46'55"

Radius = 25.00 feet

Chord Bearing = N 02°06'53" W

Chord Distance = 19.85 feet

- 9) **Northwesterly**, along the right of way line and with the arc of a curve to the left, a distance of 74.01 feet to a capped pin set.

The aforementioned curve has the following properties.

Central Angle = 70°40'27"

Radius = 60.00 feet

Chord Bearing = N 14°03'40" W

Chord Distance = 69.41 feet

- 10) **N 40° 36' 07" E 75.18 feet** to a capped pin set.
- 11) **N 04° 14' 50" W 180.00 feet** to the **Point of Beginning**.

This parcel contains 8.005 acres.

Prior Instrument: official record volume 897, page 4711

Permanent Parcel #: 53-00153.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December of 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 228

All bearings are related and based on an assumed meridian.

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 12/07/21

Edward A. Gasbarre, P.S. 7036

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