

BOUNDARY DESCRIPTION
5.366 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southwest quarter of Section 1 and the northwest quarter of Section 12, T-16N, R-12W.**

Being part of the land described in a deed to **Riceland Development Corp.** recorded in deed volume 684, page 73 of the Wayne County records.

Described as follows:

Beginning at a 5/8 inch diameter iron pin found in Kansas Road (Township Road 179), marking the northeast corner of the northwest quarter of Section 12.

Thence with the following NINE courses:

- 1) **S 00° 14' 34" E 469.19 feet**, along the east line of the quarter section and in Kansas Road, to the northeast corner of Rabco Holdings, LLC as described in official record volume 887, page 4432 – witnessed by a capped reference pin set S 89° 46' 51" W 30.00 feet.
- 2) **S 89° 46' 51" W 325.74 feet**, along the north line of Rabco Holdings, LLC., to a capped pin marked "SJL, Inc." found at the northwest corner thereof.
- 3) **N 00° 14' 50" E 428.96 feet** to a capped pin set.
- 4) **S 89° 31' 00" W 78.00 feet** to a capped pin set.
- 5) **N 00° 35' 32" E 337.27 feet**, passing into the northwest quarter of Section 1 at a distance of 44.29 feet, to a capped pin set.
- 6) **S 89° 31' 17" E 123.67 feet** to a capped pin set on a westerly line of XL Enterprise, LLC., as described in official record volume 935, page 2847.
- 7) **S 00° 35' 32" W 146.61 feet**, along a westerly line of XL Enterprise, LLC., to a capped pin marked "SJL, Inc." found.
- 8) **S 89° 51' 10" E 278.34 feet**, along the south line of XL Enterprise, LLC., to a cotton gin spike found on the east line of the quarter section and in Kansas Road – witnessed by a capped reference pin marked "SJL, Inc." found N 89° 51' 10" W 30.00 feet.
- 9) **S 00° 08' 50" W 146.77 feet**, along the east line of the quarter section and in Kansas Road, to the **Point of Beginning.**

This parcel contains 5.366 acres; of which 1.769 acres lie in the southwest quarter of Section 1 and 3.597 acres lie in the northwest quarter of Section 12.

Prior Instrument: Deed volume 684, page 73

Permanent Parcel #: part of 27-00128.003

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February of 2022, 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 233

All bearings are related and common with record survey VV-481.

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.

 2/17/22

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
13.090 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southwest quarter of Section 1 and the northwest quarter of Section 12, T-16N, R-12W.**

Being part of the land described in a deed to **Riceland Development Corp.** recorded in deed volume 684, page 73 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter iron pin found in Kansas Road (Township Road 179), marking the northeast corner of the northwest quarter of Section 12.

Thence N 00° 08' 50" E 321.77 feet, in Kansas Road and along the east line of the quarter section, to an iron railroad spike found.

Thence N 89° 31' 17" W 276.97 feet to a northwesterly corner of XL Enterprises, LLC as described in official record volume 935, page 2847, the **Point of Beginning** for the parcel herein described – witnesses by a capped pin marked "Engineering Associates, Inc." found N 00° 35' 32" E 0.15 feet.

Thence with the following TEN courses:

- 1) **S 00° 35' 32" W 30.00 feet**, along a westerly line of XL Enterprise, LLC., to a capped pin set.
- 2) **N 89° 31' 17" W 123.67 feet** to a capped pin set.
- 3) **S 00° 35' 32" W 337.27 feet**, passing into the northwest quarter of Section 12 at a distance of 292.98 feet, to a capped pin set.
- 4) **N 89° 31' 00" E 78.00 feet** to a capped pin set.
- 5) **S 00° 14' 50" E 796.51 feet**, in part along the west line of Rabco Holdings, LLC. as described in official record volume 887, page 4432, to a capped pin marked "SJL, Inc." found on the north right of way line of Old Lincoln Way (County Road 30A) as described in a deed to Wayne County Commissioners recorded in official record volume 557, page 1249.
- 6) **N 87° 46' 42" W 206.91 feet**, along a northerly line of Old Lincoln Way, to a capped pin marked "Engineering Associates" found.
- 7) **S 87° 33' 37" W 307.64 feet**, along a northerly line of Old Lincoln Way, to a capped pin marked "Engineering Associates" found on the east line of Lot 48 of Riceland Development Corp. Allot. No. 1 as shown on plat volume 20, page 231.
- 8) **N 00° 13' 59" W 346.78 feet**, along the east line of Lot 48, to a capped pin marked "Engineering Associates" found at a southeasterly corner of Kingsway Christian School as described in official record volume 263, page 224 and official record volume 357, page 711.

- 9) **N 00° 18' 32" E 825.02 feet**, along an easterly line of Kingsway Christian School and passing into the southwest quarter of Section 1 at a distance of 500.74 feet, to a capped pin set on the south line of Michael A. and Elizabeth A. Amstutz as described in official record volume 848, page 1321.
- 10) **S 89° 31' 17" E 557.12 feet**, along a southerly line of Amstutz, to the **Point of Beginning**

This parcel contains 13.090 acres; of which 3.300 acres lie in the southwest quarter of Section 1 and 9.790 acres lie in the northwest quarter of Section 12.

Prior Instrument: deed volume 684, page 73

Permanent Parcel #: 27-00128.003

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February of 2022, 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 **233**

All bearings are related and common with record survey VV-481.

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.

 2/17/22

Edward A. Gasbarre, P.S. 7036

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