

**BOUNDARY DESCRIPTION**  
**25.562 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **southwest quarter of Section 1 and the southeast quarter of Section 2, T-15N, R-13W.**

Being part of the land described in a deed to **MIJMAH Holdings LLC** recorded in official record volume 468, page 273 of the Wayne County records.

Described as follows:

**Beginning** at a one inch diameter crimped steel pipe found marking the southeast corner of the southeast quarter of Section 2.

Thence with the following TWENTY-THREE courses:

- 1) **S 89° 27' 25" W 247.06 feet**, along the south line of the quarter section, to a stone monument found at the southeast corner of John R. Bowling, Trustee as described in official record volume 569, page 2262.
- 2) **N 01° 08' 06" W 1286.81 feet**, along the east line of Bowling and the extension thereof, to a capped pin marked "Jim Shamp" found at a southerly corner of JRB Holdings, LLC as described in official record volume 822, page 1428.
- 3) **N 82° 42' 37" E 248.39 feet**, along a southerly line of JRB Holdings, LLC, to a capped pin marked "Jim Shamp" found on the east line of the quarter section.
- 4) **N 74° 57' 09" E 156.54 feet**, along a southerly line of JRB Holdings, LLC and into the southwest quarter of Section 1, to a capped pin marked "Jim Shamp" found.
- 5) **N 07° 12' 40" W 186.12 feet**, along an easterly line of JRB Holdings, LLC, to a mag nail set in a bridge deck on Geyers Chapel Road (Township Road 68) – witnessed by a capped reference pin set S 07° 12' 40" E 100.30 feet.
- 6) **N 78° 40' 39" E 9.63 feet**, along a southerly line of JRB Holdings, LLC, to a mag nail set in the bridge deck.

**The following twelve courses (courses 7 through 18) follow the physical centerline of Geyers Chapel Road.**

- 7) **S 07° 10' 09" E 38.83 feet** to a mag nail set in the bridge deck at a point of curvature.
- 8) **Southeasterly**, with the arc of a curve to the left, a distance of 168.74 feet to a mag spike set at a point of tangency.

The aforementioned curve has the following properties:

Central Angle =  $57^{\circ} 32' 51''$   
Radius = 168.00 feet

Chord Bearing = S  $35^{\circ} 56' 35''$  E  
Chord Distance = 161.73 feet

- 9) S  $64^{\circ} 43' 00''$  E **80.30 feet** to a mag spike set at a point of curvature.
- 10) **Southeasterly**, with the arc of a curve to the right, a distance of 130.40 feet to a mag spike set at a point of tangency.

The aforementioned curve has the following properties:

Central Angle =  $30^{\circ} 52' 24''$   
Radius = 242.00 feet

Chord Bearing = S  $49^{\circ} 16' 48''$  E  
Chord Distance = 128.83 feet

- 11) S  $33^{\circ} 50' 36''$  E **109.45 feet** to a mag spike set.
- 12) S  $36^{\circ} 46' 56''$  E **125.93 feet** to a mag spike set.
- 13) S  $39^{\circ} 58' 39''$  E **140.88 feet** to a mag spike set at a point of curvature.
- 14) **Southeasterly**, with the arc of a curve to the right, a distance of 63.84 feet to a mag spike set at a point of tangency.

The aforementioned curve has the following properties:

Central Angle =  $08^{\circ} 35' 09''$   
Radius = 426.00 feet

Chord Bearing = S  $35^{\circ} 41' 05''$  E  
Chord Distance = 63.78 feet

- 15) S  $31^{\circ} 23' 30''$  E **180.07 feet** to a mag spike set.
- 16) S  $21^{\circ} 48' 53''$  E **71.77 feet** to a mag spike set at a point of curvature.
- 17) **Southwesterly**, with the arc of a curve to the right, a distance of 196.86 feet to a mag spike set at a point of tangency.

The aforementioned curve has the following properties:

Central Angle =  $57^{\circ} 30' 57''$   
Radius = 195.00 feet

Chord Bearing = S  $07^{\circ} 47' 53''$  W  
Chord Distance = 188.61 feet

- 18) S  $36^{\circ} 43' 01''$  W **394.64 feet** to a mag spike set on the northeasterly line of Wayne County Commissioners as described in official record volume 448, page 541.
- 19) N  $50^{\circ} 28' 00''$  W **47.53 feet**, along Wayne County Commissioners, to an "ODOT" right-of-way monument found.

- 20) **S 39° 31' 41" W 108.56 feet**, along a northwesterly line of Wayne County Commissioners, to an "ODOT" right-of-way monument found.
- 21) **S 64° 34' 03" W 80.10 feet**, along a northwesterly line of Wayne County Commissioners, to a 3/4 inch diameter steel pin found.
- 22) **S 24° 09' 20" W 92.92 feet**, along the westerly line of Wayne County Commissioners, to a 3/4 inch diameter steel pin found on the south line of the quarter section.
- 23) **S 88° 32' 05" W 288.13 feet**, along the south line of the quarter section, to the **Point of Beginning**.

**This parcel contains 25.562 acres;** of which 18.183 acres lie in the southwest quarter of Section 1 and 7.379 acres lie in the southeast quarter of Section 2.

A small portion of this parcel lies within a known floodplain.

Prior Instrument: official record volume 468, page 273.

Permanent Parcel #: part of 56-01888.000 and all of 56-01283.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in October 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 381

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, P.S. 7036



BOUNDARY DESCRIPTION  
18.183 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **southwest quarter of Section 1, T-15N, R-13W.**

Being part of the land described in a deed to **MIJMAH Holdings LLC** recorded in official record volume 468, page 273 of the Wayne County records.

Described as follows:

**Beginning** at a one inch diameter crimped steel pipe found marking the southwest corner of the southwest quarter of Section 1.

Thence with the following TWENTY-ONE courses:

- 1) **N 01° 08' 20" W 1315.99 feet**, along the west line of the quarter section, to a capped pin marked "Jim Shamp" found.
- 2) **N 74° 57' 09" E 156.54 feet**, along a southerly line of JRB Holdings, LLC as described in official record volume 822, page 1428, to a capped pin marked "Jim Shamp" found.
- 3) **N 07° 12' 40" W 186.12 feet**, along an easterly line of JRB Holdings, LLC, to a mag nail set in a bridge deck on Geyers Chapel Road (Township Road 68) – witnessed by a capped reference pin set **S 07° 12' 40" E 100.30 feet**.
- 4) **N 78° 40' 39" E 9.63 feet**, along a southerly line of JRB Holdings, LLC, to a mag nail set in the bridge deck.

**The following twelve courses (courses 7 through 18) follow the physical centerline of Geyers Chapel Road.**

- 5) **S 07° 10' 09" E 38.83 feet** to a mag nail set in the bridge deck at a point of curvature.
- 6) **Southeasterly**, with the arc of a curve to the left, a distance of 168.74 feet to a mag spike set at a point of tangency.

The aforementioned curve has the following properties:

Central Angle = 57° 32' 51"  
Radius = 168.00 feet

Chord Bearing = S 35° 56' 35" E  
Chord Distance = 161.73 feet

- 7) **S 64° 43' 00" E 80.30 feet** to a mag spike set at a point of curvature.

- 8) **Southeasterly**, with the arc of a curve to the right, a distance of 130.40 feet to a mag spike set at a point of tangency.

The aforementioned curve has the following properties:

Central Angle =  $30^{\circ} 52' 24''$   
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Chord Bearing =  $S 49^{\circ} 16' 48'' E$   
Chord Distance = 128.83 feet

- 9) **S  $33^{\circ} 50' 36'' E$  109.45 feet** to a mag spike set.
- 10) **S  $36^{\circ} 46' 56'' E$  125.93 feet** to a mag spike set.
- 11) **S  $39^{\circ} 58' 39'' E$  140.88 feet** to a mag spike set at a point of curvature.
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- 14) **S  $21^{\circ} 48' 53'' E$  71.77 feet** to a mag spike set at a point of curvature.
- 15) **Southwesterly**, with the arc of a curve to the right, a distance of 196.86 feet to a mag spike set at a point of tangency.

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Permanent Parcel #: part of 56-01888.000

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Edward A. Gasbarre, P.S. 7036

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