

Boundary Description
5.900 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northwest quarter of Section 20, T-16N, R-11W**.

Being all of the land described in deeds to **ARH Holdings, LLC** recorded in official record volume 688, page 665 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in the intersection of Kidron Road (County Road 52) and Nussbaum Road (Township Road 237) marking the southwest corner of the northwest quarter of Section 20.

Thence N 03° 00' 00" E 1325.82 feet, along the west line of the quarter section and in Kidron Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin marked "Rudolph 6449" found S 85° 32' 58" E 30.19 feet.

Thence with the following SEVEN courses:

- 1) **N 03° 00' 00" E 130.18 feet**, along the west line of the quarter section and in Kidron Road, to a point – witnessed by a capped reference pin set S 85° 32' 58" E 64.28 feet.
- 2) **S 85° 32' 58" E 909.67 feet**, in part along a northerly line of ARH Holdings, LLC as described in official record volume 688, page 665, to a capped pin set.
- 3) **S 02° 44' 39" W 130.20 feet**, along an easterly line of ARH Holdings, to capped in marked "Rudolph" found.
- 4) **S 02° 50' 27" W 627.62 feet**, along an easterly line of ARH Holdings, to a capped pin marked "Rudolph" found.
- 5) **N 87° 29' 35" W 219.04 feet**, along a southerly line of ARH Holdings, to a 5/8 inch diameter steel pin found.
- 6) **N 02° 45' 34" E 635.08 feet**, along a westerly line of ARH Holdings, to a capped pin marked "Rudolph" found.
- 7) **N 85° 32' 58" W 690.23 feet**, along a southerly line of ARH Holdings, to the **Point of Beginning**.

This parcel contains 5.900 acres and is subject to the access easement described in official record volume 668, page 665.

Prior Instrument: official record volume 688, page 665 and official record volume ____, page ____.

Permanent Parcel #: 47-01812.010

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in December 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 403

All bearings are related and based on the west line of the quarter section according to record survey UU-599.

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.

 12/12/22

Edward A. Gasbarre, P.S. 7036

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Boundary Description
7.765 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northwest quarter of Section 20, T-16N, R-11W**.

Being all of the land described in a deed to **OFP Kidron Holdings, LLC** recorded in official record volume 918, page 3477 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in the intersection of Kidron Road (County Road 52) and Nussbaum Road (Township Road 237) marking the southwest corner of the northwest quarter of Section 20.

Thence N 03° 00' 00" E 1456.00 feet, along the west line of the quarter section and in Kidron Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 85° 32' 58" E 64.28 feet.

Thence with the following SEVEN courses:

- 1) **N 03° 00' 00" E 538.56 feet**, along the west line of the quarter section and in Kidron Road, to a point.
- 2) **S 87° 15' 54" E 49.94 feet**, along a southerly line of Wayne H. Jr. and Clara A. Miller as described in official record volume 771, page 911, to a capped marked "Rudolph" found.
- 3) **N 81° 32' 04" E 134.86 feet**, along a southerly line of Miller, to a capped marked "Rudolph" found.
- 4) **S 87° 00' 00" E 33.21 feet**, along a southerly line of Miller, to a point.
- 5) **N 87° 20' 00" E 370.62 feet**, along a southerly line of Miller, to a capped pin found.
- 6) **S 03° 00' 00" W 475.40 feet**, in part along a westerly line of Miller and the extension thereof, to a capped pin set.
- 7) **N 85° 32' 58" W 584.37 feet** to the **Point of Beginning**.

This parcel contains 7.765 acres and is subject to the Access Easements described in official record volume 692, page 2221 and official record volume ____, page ____.

**Prior Instrument: official record volume 918, page 3477 and official record volume ___
page ___.**

Permanent Parcel #: 47-01812.002

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in September 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 403

All bearings are related and based on the west line of the quarter section according to record survey UU-599.

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 12/12/22

Edward A. Gasbarre, P.S. 7036

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Boundary Description
19.256 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northwest quarter of Section 20, T-16N, R-11W.**

Being part of the land described in deeds to **Susan R. Hochstetler** recorded in official record volume 705, page 217, official record volume 808, page 1856 and official record volume 815, page 1359 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in the intersection of Kidron Road (County Road 52) and Nussbaum Road (Township Road 237) marking the southwest corner of the northwest quarter of Section 20.

Thence N 03° 00' 00" E 1456.00 feet, along the west line of the quarter section and in Kidron Road, to the southwest corner of OFP Kidron Holdings, LLC as described in official record volume ____, page ____.

Thence S 85° 32' 58" E 584.37 feet to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following TEN courses:

- 1) **N 03° 00' 00" E 418.97 feet**, along the east line of OFP Kidron Holdings, LLC, to a capped pin set.
- 2) **N 88° 02' 08" E 547.99 feet**, along a southerly line of Wayne H. Jr. and Clara D. Miller as described in official record volume 771, page 911, to a 5/8 inch diameter steel pin found.
- 3) **S 02° 11' 07" W 195.82 feet**, along a westerly line of Miller, to a capped pin marked Rudolph 6449" found.
- 4) **N 85° 38' 39" E 203.55 feet**, along the southerly line of Miller, to a 5/8 inch diameter steel pin found.
- 5) **S 88° 40' 44" E 1088.53 feet**, along the southerly line of Miller, to a capped pin marked "Rudolph" found on a westerly line of Glen Earl Neuenschwander as described in official record volume 688, page 656.
- 6) **S 28° 40' 00" W 233.99 feet**, along a westerly line of Neuenschwander, to a capped pin marked "Rudolph" found.

- 7) **S 03° 53' 36" W 291.73 feet**, along the westerly line of Neuenschwander, to a capped pin marked "Rudolph" found.
- 8) **N 85° 32' 58" W 1407.44 feet**, along a northerly line of Glen Earl Neuenschwander as described in official record volume 815, page 1353, to a capped pin marked "Rudolph" found on an easterly line of ARH Holdings, LLC as described in official record volume 688, page 665.
- 9) **N 02° 44' 39" E 130.20 feet**, along an easterly line of ARH Holdings, to a capped pin set.
- 10) **N 85° 32' 58" W 325.30 feet**, along a northerly line of ARH Holdings, to the **Point of Beginning**.

This parcel contains 19.256 acres and has no frontage on any public way.

This parcel is benefited by the access easement described in official record volume 668, page 665 and subject to the easement described in official record volume ____, page ____.

Prior Instrument: official record volume 705, page 217, official record volume 808, page 1856 and official record volume 815 page 1359.

Permanent Parcel #: 47-01812.001

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in December 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 403.

All bearings are related and based on the west line of the quarter section according to record survey UU-599.

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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