

**LEGAL DESCRIPTION  
OF  
LOT # 10136  
4485 CLEVELAND ROAD  
PARCEL NO. 71-00197.001  
4441 CLEVELAND ROAD  
PARCEL NO. 71-00197.002  
AND  
PART OF PARCEL NO. 71-00197.000**

Situated in the City of Wooster, County of Wayne and State of Ohio and known as being part of the Northeast and Northwest Quarter of Section 22, Township 16 North and Range 13 West and being Lot 7599 and 7600 in the Melrose Subdivision No. 1 as shown by the plat recorded in Volume 21, Page 50 of Wayne County Records

Being part of land conveyed to UMH Melrose LLC by the deed recorded in OR Book 759, Pages 1286-1291 of the Wayne County Records and further bounded and described as follows:

Beginning at a 5/8" iron pin in a monument box found at the intersection of Smithville – Western Road (County Road 86) (Width Varies) and Melrose Drive (Township Road 113) (60 feet wide) and being the northeasterly corner of the Northeasterly Quarter Section 22;

Thence South 00°57'19" East along the centerline of Melrose Drive and also being the easterly line of the Northeast Quarter of Section 22, 664.12 feet to a point;

Thence North 89°35'42" West and passing through a 1/2" iron pin found and capped (GASBARRE) at 27.00 feet, a total distance of 30.10 feet to a 5/8" iron pin set on the westerly right of way of Melrose Drive at the southeasterly corner of land conveyed to Veronica V. Aguirre (Parcel No. 71-00264.000) and recorded in OR Book 933, Pages 3285-3287 of Wayne County Records;

Thence South 00°57'19" East along the westerly right of way of Melrose Drive, 1992.87 feet to a 3/4" iron pipe found (0.00 feet north and 0.30 feet west) at the northeasterly corner of land conveyed to Roger J. Stoll and Peter H. Stoll (Parcel No. 71-00127.001) by the deed recorded in Volume 20, Page 114 of Wayne County Records and being on the southerly line of the Northeasterly Quarter of Section 22;



Thence North 89°47'44" West along the southerly line of the Northeasterly Quarter of Section 22 and the northerly line of land so conveyed to Roger J. Stoll and Peter H. Stoll and the northerly line of land conveyed to AGRI Soils LTD (Parcel No. 71-00127.002) by the deed recorded in OR Book 954, Page 2368 of Wayne County Records, 2503.97 feet to a 3/4" iron pin found at the southeasterly corner of land conveyed to Pallotta Properties Inc. (Parcel No. 71-00162.001) by the deed recorded in OR Book 426, Pages 1878-1881 of Wayne County Records;

Thence North 19°29'31" East along the easterly line of land so conveyed to Pallotta Properties Inc., 288.68 feet to a 5/8" iron pin set and being the **Principal Place of Beginning** of the premises herein described;

Thence with the following EIGHT courses:

- 1.) Thence North 89°27'56" West along a northerly line of land so conveyed to Pallotta Properties Inc., 148.00 feet to a 1" iron pipe found on an easterly line of land so conveyed to Pallotta Properties Inc. and the westerly line of the Northeast Quarter Section 22;
- 2.) Thence North 00°46'06" West along the westerly line of the Northeast Quarter Section 22 and the easterly line of land so conveyed to Pallotta Properties Inc. and the easterly line of lands conveyed to EAH-JJK Properties, LLC (Parcel No. 71-00159.000) by the deed recorded in OR Book 744, Pages 2543-2544 of Wayne County Records and Susan Davenport (Parcel No. 71-00158.000) by the deed recorded in OR Book 722, Pages 1621-1622 of Wayne County Records, The D. Michael Bomboris Team LLC (Parcel No. 71-00157.000) by the deed recorded in OR Book 936, Pages 1277-1279 of Wayne County Records, T & S Sustar Family Limited Partnership II (Parcel No. 71-00156.000) by the deed recorded in OR Book 239, Pages 77-78 of Wayne County Records, Wilson Rental Properties, LLC (Parcel No. 71-00155.000) by the deed recorded in OR Book 939, Pages 2795-2798 of Wayne County Records and Dana W. Brooks II & Tamara J. Brooks (Parcel No. 71-00154.000) by the deed recorded in OR Book 863, Pages 2479-2480 of Wayne County Records and Traci Hanger Hoffman LLC (Parcel No. 71-00154.000) by deed recorded in OR Book 892, Page 457 of Wayne County Records, 799.55 feet to an axle found at the northeasterly corner thereof;
- 3.) Thence North 89°36'17" West along the northerly line of land so conveyed to Dana W. Brooks II & Tamara J. Brooks and Traci Hanger Hoffman LLC, 161.88 feet to a 5/8" iron pin found on the easterly right of way of Cleveland Road (State Route 3) (width varies);



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- 4.) Thence North  $11^{\circ}07'32''$  East along the easterly right of way of Cleveland Road, 264.14 feet to a  $5/8''$  iron pin found at the southwesterly corner of land conveyed to UMH Melrose LLC (Parcel No. 71-00295.000) by the deed recorded in OR Book 759, Pages 1286-1291 of the Wayne County Records;
- 5.) Thence South  $89^{\circ}40'12''$  East along the southerly line of land so conveyed to UMH Melrose LLC and the southerly line of land conveyed to Timothy M. Biggs and Sandra L. Biggs (Parcel No. 71-00319.000) by the deed recorded in OR Book 875, Pages 511-512 of Wayne County Records, Michael R. Robison (Parcel No. 71-00302.000) by the deed recorded in OR Book 761, Pages 348-349 of Wayne County Records, Ryan R. Wittenmyer and Lindsey E. Largent-Wittenmyer (Parcel No. 71-00303.000 and 71-00304.000) by the deed recorded in OR Book 881, Pages 845-848 of Wayne County Records and Carl J. and Janice L. Novak (Parcel No. 71-00297.001) by the deed recorded in OR Book 946, Pages 687-688 of Wayne County Records, 1113.54 feet to a  $5/8''$  iron pin found at a southeasterly corner thereof;
- 6.) Thence South  $46^{\circ}20'59''$  West, 180.00 feet to a  $5/8''$  iron pin set;
- 7.) Thence South  $15^{\circ}25'35''$  West, 340.00 feet to a  $5/8''$  iron pin set;
- 8.) Thence South  $45^{\circ}57'25''$  West, 867.00 feet to the **Principal Place of Beginning**, containing 16.18436 acres as surveyed and described by Brian Siebenthal, P.S. No. 8740 of The Riverstone Company in June of 2023 and subject to all legal highways, restrictions, reservations and easements. A copy of that survey is on file at the Wayne County Map Office. See Survey Volume XX, Page 633

Note: All  $5/8'' \times 30''$  iron pins set and capped "Riverstone Company PS6747-PS8646"

**Basis of Bearings:** The southerly line of Northeast Quarter Section 22 as North  $89^{\circ}47'44''$  West according to a ALTA Survey performed by Edward A. Gasbarre P.S. No. 7036 of Gasbarre & Associates, Inc. in 2012.



July 25, 2023

Brian Siebenthal  
P.S. No. 8740

Date



**LEGAL DESCRIPTION  
OF  
LOT # 10137  
4400 MELROSE DRIVE  
PART OF PARCEL NO. 71-00197.000  
PARCEL NO. 71-00296.000  
PARCEL NO. 71-00258.000**

Situated in the City of Wooster, County of Wayne and State of Ohio and known as being part of the Northeast Quarter of Section 22, Township 16 North and Range 13 West;

Being part of land conveyed to UMH Melrose LLC by the deed recorded in OR Book 759, Pages 1286-1291 of the Wayne County Records and further bounded and described as follows:

Beginning at a 5/8" iron pin in a monument box found at the intersection of Smithville – Western Road (County Road 86) (Width Varies) and Melrose Drive (Township Road 113) (60 feet wide) and being the northeasterly corner of the Northeasterly Quarter Section 22;

Thence South 00°57'19" East along the centerline of Melrose Drive and also being the easterly line of the Northeast Quarter of Section 22, 664.12 feet to a point;

Thence North 89°35'42" West and passing through a 1/2" iron pin found and capped (GASBARRE) at 27.00 feet, a total distance of 30.10 feet to a 5/8" iron pin set on the westerly right of way of Melrose Drive at the southeasterly corner of land conveyed to Veronica V. Aguirre (Parcel No. 71-00264.000) and recorded in OR Book 933, Pages 3285-3287 of Wayne County Records and being the **Principal Place of Beginning** of the premises herein described;



Thence with the following TEN courses:

- 1.) Thence South  $00^{\circ}57'19''$  East along the westerly right of way of Melrose Drive, 1992.87 feet to a  $3/4''$  iron pipe found (0.00 feet north and 0.30 feet west) at the northeasterly corner of land conveyed to Roger J. Stoll and Peter H. Stoll (Parcel No. 71-00127.001) by the deed recorded in Volume 20, Page 114 of Wayne County Records and being on the southerly line of the Northeasterly Quarter of Section 22;
- 2.) Thence North  $89^{\circ}47'44''$  West along the southerly line of the Northeasterly Quarter of Section 22 and the southerly line of land so conveyed to Roger J. Stoll and Peter H. Stoll and the southerly line of land conveyed to AGRI Soils LTD (Parcel No. 71-00127.002) by the deed recorded in OR Book 954, Page 2368 of Wayne County Records, 2503.97 feet to a  $3/4''$  iron pin found at the southeasterly corner of land conveyed to Pallotta Properties Inc. (Parcel No. 71-00162.001) by the deed recorded in OR Book 426, Pages 1878-1881 of Wayne County Records;
- 3.) Thence North  $19^{\circ}29'31''$  East along the easterly line of land so conveyed to Pallotta Properties Inc., 288.68 feet to a  $5/8''$  iron pin set;
- 4.) Thence North  $45^{\circ}57'25''$  East, 867.00 feet to a  $5/8''$  iron pin set;
- 5.) Thence North  $15^{\circ}25'35''$  East, 340.00 feet to a  $5/8''$  iron pin set;
- 6.) Thence North  $46^{\circ}20'59''$  East, 180.00 feet to a  $5/8''$  iron pin set at the southeasterly corner of land conveyed to Carl J. and Janice L. Novak (Parcel No. 71-00297.001) by the deed recorded in OR Book 946, Pages 687-688 of Wayne County Records;
- 7.) Thence North  $40^{\circ}19'38''$  East along the easterly line of land so conveyed to Carl J. and Janice L. Novak, 260.75 feet to a  $5/8''$  iron pin found;
- 8.) Thence North  $24^{\circ}06'34''$  East continuing along the easterly line of land so conveyed to Carl J. and Janice L. Novak and the easterly line of land conveyed to Richard E. and Amy Waggoner (Parcel No. 71-00297.000) by the deed recorded in OR Book 901, Pages 3294-3296 of Wayne County Records, 307.52 feet to a point in Little Apple Creek;



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- 9.) Thence North 00°05'56" West along the easterly line of land conveyed to Richard E. and Amy Waggoner and the easterly line of land conveyed to John Samuel Pearson and Jeannie N. Pearson (Parcel No. 71-00252.001) by the deed recorded in Volume 715, Pages 438-442 of Wayne County Records, 186.05 feet to a point at the southwesterly corner of land conveyed to Chad N. & Stephanie R. Willams Trust (Parcel No. 71-00252.000) by the deed recorded in OR Book 891, Pages 656-659 of Wayne County Records;
- 10.) Thence South 89°35'42" East along the southerly line of land so conveyed to Chad N. & Stephanie R. Willams Trust and the southerly line of land conveyed to Bradley A. Weiser (Parcel Nos. 71-00252.002, 71-00252.003 and 71-00252.004) by the deed recorded in OR Book 493, Pages 2649-2653 of Wayne County Records and the southerly line of land so conveyed to Veronica V. Aguirre, 1236.50 feet to the westerly right of way of said Melrose Drive and the **Principal Place of Beginning**, containing 82.2005 acres as surveyed and described by Brian Siebenthal, P.S. No. 8740 of The Riverstone Company in June of 2023 and subject to all legal highways, restrictions, reservations and easements. A copy of that survey is on file at the Wayne County Map Office. See Survey Volume XX, Page 633

Note: All 5/8"x30" iron pins set and capped "Riverstone Company PS6747-PS8646"

**Basis of Bearings:** The southerly line of Northeast Quarter Section 22 as North 89°47'44" West according to a ALTA Survey performed by Edward A. Gasbarre P.S. No. 7036 of Gasbarre & Associates, Inc. in 2012.



July 25, 2023

Brian Siebenthal

P.S. No. 8740

Date

