

Thirty-Foot Wide Easement Description

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **southwest and northwest quarters of Section 18 and the northwest quarter of Section 19, T-16N, R-11W.**

Being part of the land described in deeds to **BN Evergreen Farm, LLC** recorded in official record volume 918, page 4306, official record volume 919, page 718, official record volume 919, page 723 and official record volume 944, page 2548 of the Wayne County records.

Described follows:

Beginning at a capped pin set on the line between East Union Township and Sugar Creek Township marking the southwest corner of the northwest quarter of Section 18.

Thence with the following NINE courses:

- 1) **N 00° 06' 09" W 265.39 feet**, along the township line, to a stone monument found at the east quarter corner of Section 13, East Union Township.
- 2) **N 00° 40' 31" E 1344.58 feet**, along the township line, to a 5/8 inch diameter steel pin found in Arnold Road (Township Road 131) – witnessed by a capped reference pin set **S 0° 40' 31" E 67.48 feet**.
- 3) **N 86° 40' 17" E 30.03 feet**, in Arnold Road and along the south line of Kevin R. Byall as described in official record volume 913, page 4829, to a point –witnessed by a capped reference pin set **S 0° 40' 31" E 32.61 feet**.
- 4) **S 0° 40' 31" E 1346.12 feet** to a capped pin set.
- 5) **S 0° 06' 09" E 2702.04 feet** to a point 30.00 feet east of a marked stone monument found at the southeast corner of said Section 13.
- 6) **S 0° 34' 09" E 1519.93** to the north line of Glenn Gerber and Phyllis Gerber as described in official record volume 919, page 1176.
- 7) **S 88° 58' 07" W 30.00 feet**, along the north line of Gerber, to a capped pin marked "SJL INC." found on the township line.
- 8) **N 0° 34' 09" W 1520.29 feet**, along the township line, to a marked stone found at the southeast corner of said Section 13.
- 9) **N 0° 06' 09" W 2436.62 feet**, along the township line, to the **Point of Beginning**.

Prior Instrument: official record volume 918, page 4306, official record volume 919, page 718, official record volume 919, page 723 and volume 944, page 2548.

Permanent Parcel #: part of 47-00428.000, 47-00373.000 and 47-00049.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 2023, 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 ____, page ____.

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.

 3/25/23
Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
20.082 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northwest quarter of Section 18, T-16N, R-11W.**

Being part of the land described in deeds to **BN Evergreen Farm, LLC** recorded in official record volume 918, page 4306, official record volume 919, page 718 and official record volume 919, page 723 of the Wayne County records.

Described as follows:

Commencing at a capped pin set on the line between East Union Township and Sugar Creek Township marking the southwest corner of the northwest quarter of Section 18.

Thence N 0° 06' 09" W 265.39 feet, along the township line, to a stone monument found at the east quarter corner of Section 13, East Union Township.

Thence N 00° 40' 31" E 1344.58 feet, along the township line, to a 5/8 inch diameter steel pin found in Arnold Road (Township Road 131) – witnessed by a capped reference pin set S 0° 40' 31" E 67.48 feet.

Thence N 86° 40' 17" E 30.03 feet, in Arnold Road and along the south line of Kevin R. Byall as described in official record volume 913, page 4829, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 0° 40' 31" E 32.61 feet.

Thence with the following FIVE courses:

- 1) **N 86° 40' 17" E 640.06 feet**, along the south line of Byall and in Arnold Road, to the northwest corner of Emery R. and Cindy D. Yoder as described in official record volume 785, page 2524 – witnessed by a capped reference pin set S 00° 33' 47" E 38.98 feet.
- 2) **S 00° 33' 47" E 1386.97 feet**, along a westerly line of Yoder, to a capped pin set.
- 3) **S 89° 30' 23" W 636.75 feet** to a capped pin set.
- 4) **N 00° 06' 09" W 9.20 feet**, 30.00 feet east of and parallel with the township line, to a capped pin set.
- 5) **N 00° 40' 31" E 1346.12 feet**, 30.00 feet east of and parallel with the township line, to the **Point of Beginning**.

This parcel contains 20.082 acres and is benefited by the easement recorded in official record volume ____, page ____.

Prior Instrument: official record volume 918, page 4306, official record volume 919, page 718, and official record volume 919, page 723.

Permanent Parcel #: part of 47-00428.000.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 2023, 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 636

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.

 3/25/23
Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
20.092 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northwest and southwest quarters of Section 18, T-16N, R-11W.**

Being part of the land described in deeds to **BN Evergreen Farm, LLC** recorded in official record volume 918, page 4306, official record volume 919, page 718 and official record volume 919, page 723 of the Wayne County records.

Described as follows:

Commencing at a capped pin set on the line between East Union Township and Sugar Creek Township marking the southwest corner of the northwest quarter of Section 18.

Thence N 0° 06' 09" W 265.39 feet, along the township line, to a stone monument found at the east quarter corner of Section 13, East Union Township.

Thence N 89° 36' 40" E 30.00 feet to a capped pin set.

Thence S 0° 06' 09" E 9.20 feet to a capped pin set at the **Point of Beginning** for the parcel herein described

Thence with the following EIGHT courses:

- 1) **N 89° 30' 23" E 636.75 feet** to a capped pin set on a westerly line of Emery R. and Cindy D. Yoder as described in official record volume 785, page 2524.
- 2) **S 00° 33' 47" E 450.54 feet**, along a westerly line of Yoder and passing into the southwest quarter at a distance of 256.13 feet, to a point at a corner of Yoder.
- 3) **S 88° 17' 29" W 125.03 feet**, along a northerly line of Yoder, to a one inch diameter crimped steel pipe found.
- 4) **S 01° 07' 13" E 191.99 feet**, along a westerly line of Yoder, to a 3/4 inch diameter steel pipe found.
- 5) **N 88° 39' 08" E 635.86 feet**, along a southerly line of Yoder, to a 3/4 inch diameter steel pipe found on a westerly line of Michelle R. Steffen, Trustee as described in official record volume 552, page 348.
- 6) **S 00° 15' 13" E 422.83 feet**, along a westerly line of Steffen, to a one inch diameter steel pipe found.

- 7) S 88° 55' 44" W 1155.76 feet to a capped pin set.
- 8) N 00° 06' 09" W 1069.36 feet, 30.00 east of and parallel with the township line, to the Point of Beginning.

This parcel contains 20.092 acres; of which 3.750 acres lie in the northwest quarter and 16.342 acres lie in the southwest quarter of Section 18.

This parcel has no frontage on any public way.

This parcel is benefited by the easement recorded in official record volume ____, page ____.

Prior Instrument: in official record volume 918, page 4306, official record volume 919, page 718 and official record volume 919, page 723.

Permanent Parcel #: part of 47-00428.000.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 2023, 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 636

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.

 3/25/23

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
23.740 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northwest and southwest quarters of Section 18, T-16N, R-11W.**

Being part of the land described in deeds to **Emery R. and Cindy D. Yoder** recorded in official record volume 785, page 2524 and all of the land described in official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a capped pin set on the line between East Union Township and Sugar Creek Township marking the southwest corner of the northwest quarter of Section 18.

Thence N 0° 06' 09" W 265.39 feet, along the township line, to a stone monument found at the east quarter corner of Section 13, East Union Township.

Thence N 00° 40' 31" E 1344.58 feet, along the township line, to a 5/8 inch diameter steel pin found in Arnold Road (Township Road 131) – witnessed by a capped reference pin set S 0° 40' 31" E 67.48 feet.

Thence N 86° 40' 17" E 670.10 feet, in Arnold Road and along the south line of Kevin R. Byall as described in official record volume 913, page 4829, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 0° 33' 47" E 38.98 feet.

Thence with the following NINE courses:

- 1) **N 86° 40' 17" E 20.02 feet**, along the south line of Byall and in Arnold Road, to the northwest corner of Raymond A. Miller and Julia L. Mast as described in official record volume 833, page 2629 – witnessed by a capped reference pin set S 00° 33' 47" E 39.61 feet.
- 2) **S 00° 33' 47" E 1838.21 feet**, along the west line of Miller and Mast and the extension thereof, to a capped in set at the southwest corner of Daniel E. and Emma Troyer as described in deed volume 702, page 96 and official record volume 21, page 27.
- 3) **N 88° 40' 17" E 492.02 feet**, along the south line of Troyer, to a 3/4 inch diameter steel pipe found at the northwest corner of Michelle R. Steffen, Trustee as described in official record volume 552, page 348.
- 4) **S 00° 45' 53" E 191.79 feet**, along a westerly line of Steffen, to a 3/4 inch diameter crimped steel pipe found.

- 5) **S 00° 15' 13" E 422.83 feet**, along a westerly line of Steffen, to a one inch diameter steel pipe found.
- 6) **S 88° 55' 44' W 1155.76 feet** to a capped pin set.
- 7) **N 00° 06' 09" W 1069.36 feet**, 30.00 east of and parallel with the township line, to a capped pin set.
- 8) **N 89° 30' 23" E 636.75 feet** to a capped pin set on a westerly line of Emery R. and Cindy D. Yoder as described in official record volume 785, page 2524.
- 9) **N 00° 33' 47" W 1386.97 feet**, along the westerly line of Yoder, to the **Point of Beginning**.

This parcel contains 23.740 acres; of which 4.505 acres lie in the northwest quarter and 19.235 acres lie in the southwest quarter of Section 18.

This parcel is benefited by the easement recorded in official record volume ____, page ____.

Prior Instrument: official record volume 785, page 2524 and official record volume ____, page ____.

Permanent Parcel #: 47-02378.005.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 2023, 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 636

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.

 3/25/23
Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
1.669 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northwest and southwest quarters of Section 18, T-16N, R-11W.**

Being part of the land described in deeds to **BN Evergreen Farm, LLC** recorded in official record volume 918, page 4306, official record volume 919, page 718 and official record volume 919, page 723 of the Wayne County records.

Described as follows:

Beginning at a capped pin set on the line between East Union Township and Sugar Creek Township marking the southwest corner of the northwest quarter of Section 18.

Thence with the following SEVEN courses:

- 1) **N 00° 06' 09" W 265.39 feet**, along the township line, to a stone monument found at the east quarter corner of Section 13, East Union Township.
- 2) **N 00° 40' 31" W 1344.58 feet**, along the township line, to a 5/8 inch diameter steel pin found in Arnold Road (Township Road 131) – witnessed by a capped reference pin set **S 0° 40' 31" E 67.48 feet**.
- 3) **N 86° 40' 17" E 30.03 feet**, in Arnold Road and along the south line of Kevin R. Byall as described in official record volume 913, page 4829, to a point –witnessed by a capped reference pin set **S 0° 40' 31" E 32.61 feet**.
- 4) **S 0° 40' 31" E 1346.12 feet**, 30.00 feet east of and parallel with the township line, to a capped pin set.
- 5) **S 00° 06' 09" E 1078.56 feet**, 30.00 east of and parallel with the township line and passing into the southwest quarter at a distance of 265.33 feet, to a capped pin set.
- 6) **S 88° 55' 44" W 30.00 feet** to the township line – witnessed by a capped pin marked "SJL INC" found **S 88° 55' 44" W 7.66 feet**.
- 7) **N 00° 06' 09" W 1078.92 feet**, along the township line, to the **Point of Beginning**.

This parcel contains 1.669 acres; of which 0.560 acres lie in the southwest quarter and 1.109 acres lie in the northwest quarter of Section 18.

This parcel is benefited by and subject to the easement recorded in official record volume ____, page ____.

Prior Instrument: in official record volume 918, page 4306, official record volume 919, page 718, and official record volume 919, page 723

Permanent Parcel #: part of 47-00373.000.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 2023, 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 636

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.

 3/25/23

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
35.283 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **southwest quarter of Section 18, T-16N, R-11W**.

Being part of the land described in deeds to **BN Evergreen Farm, LLC** recorded in official record volume 918, page 4306, official record volume 919, page 718 and official record volume 919, page 723 of the Wayne County records.

Described as follows:

Commencing at a capped pin set on the line between East Union Township and Sugar Creek Township marking the northwest corner of the southwest quarter of Section 18.

Thence S 00° 06' 09" E 813.53 feet, along the township line, to a point.

Thence S 88° 55' 44" E 30.00 feet to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following EIGHT courses:

- 1) **N 88° 55' 44" E 1155.76 feet** to a one inch diameter steel pipe found on a westerly line of Michelle R. Steffen, Trustee as described in official record volume 552, page 348.
- 2) **S 00° 05' 30" E 1227.42 feet**, along a westerly line of Steffen, to a one inch diameter steel pipe found.
- 3) **S 89° 09' 25" W 731.51 feet**, along a northerly line of Steffen, to a steel eye bar found.
- 4) **S 00° 21' 58" E 15.84 feet**, along a westerly line of Steffen, to a capped pin marked "SJL INC" found.
- 5) **S 89° 05' 06" W 82.56 feet**, along a northerly line of Steffen, to a 3/4 inch diameter crimped steel pipe found.
- 6) **S 00° 47' 23" E 334.22 feet**, along a westerly line of Steffen, to a 3/4 inch diameter crimped steel pipe found.
- 7) **S 89° 20' 47" W 345.46 feet** to a capped pin set.

8) N 00° 06' 09" W 1571.86 feet, 30.00 feet east of and parallel with the township line, to the Point of Beginning.

This parcel contains 35.283 acres, has no frontage on any public way but is benefited by Access Easement recorded in official record volume ____, page ____.

Prior Instrument: in official record volume 918, page 4306, official record volume 919, page 718, and official record volume 919, page 723

Permanent Parcel #: 47-00373.000.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 2023, 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 636

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 3/25/23

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

4.109Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the southwest quarter of **Section 18, T-16N, R-11W**.

Being part of the land described in deeds to **BN Evergreen Farm, LLC** recorded in official record volume 918, page 4306, official record volume 919, page 718 and official record volume 919, page 723 of the Wayne County records.

Described as follows:

Beginning on the line between East Union Township and Sugar Creek Township at the southwest corner of Section 18, said corner witnessed by a marked sandstone that bears N 88° 58' 48" E 3.51 feet.

Thence with the following FIVE courses:

- 1) N 00° 34' 09" W 299.89 feet, along the township line, to a marked sandstone found at the southeast corner of Section 13, East Union Township.
- 2) N 00° 06' 09" W 1623.09 feet, along the township line, to a point.
- 3) N 88° 55' 44" E 30.00 feet to a capped pin set.
- 4) S 00° 06' 09" E 1571.86 feet to a capped pin set.
- 5) N 89° 20' 47" E 345.46 feet to a 3/4 inch diameter crimped steel pipe found at the southwesterly corner of Michelle R. Steffen, Trustee as described in official record volume 552, page 348.
- 6) S 00° 47' 23" E 348.92 feet to the north line of an 81.111 acre tract described in a deed to BN Evergreen Farm, LLC recorded in official record volume 944, page 2548.
- 7) S 88° 58' 48" W 377.24 feet, along the north line of the 81.111 acre tract, to the **Point of Beginning**.

This parcel contains 4.109 acres and has no frontage on any public way.

Prior Instrument: official record volume 918, page 4306, official record volume 919, page 718, official record volume 919, page 723 and official record volume 944, page 2548.

Permanent Parcel #: part of 47-00373.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 2023, 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 1636

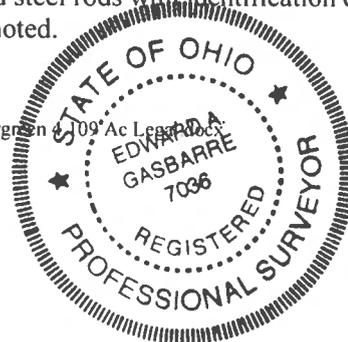
All bearings are related and based on an assumed meridian.

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.

 3/25/23

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

109.502 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northwest and southwest quarters of Section 18 and the northwest quarter of Section 19, T-16N, R-11W.**

Being part of the land described in deeds to **BN Evergreen Farm, LLC** recorded in official record volume 918, page 4306, official record volume 919, page 718, official record volume 919, page 723 and official record volume 944, page 2548 of the Wayne County records.

Described as follows:

Beginning at a 5/8 inch diameter steel pin found in Kohler Road (Township Road 129) marking the northeast corner of the northwest quarter of Section 19.

Thence with the following SIXTEEN courses:

- 1) **S 00° 45' 18" E 1219.81 feet**, along the east line of the quarter section and in Kohler Road, to a cotton gin spike found at the northeast corner of Glenn Gerber and Phillis Gerber as described in official record volume 919, page 1176 – witnessed by a capped reference pin set **S 88° 58' 07" W 29.93 feet**.
- 2) **S 88° 58' 07" W 2899.15 feet**, along the north line of Gerber, to a capped pin marked "S JL INC" found on the line between East Union Township and Sugar Creek Township.
- 3) **N 00° 34' 09" W 1520.29 feet**, along the township line and passing into the southwest quarter of Section 18 at a distance of 1220.40 feet, to a marked sandstone found at the southeast corner of Section 13, East Union Township.
- 4) **N 00° 06' 09" W 2702.01 feet**, along the township line and passing into the northeast quarter of Section 18 at a distance of 2436.62 feet, to a stone monument found at the east quarter corner of said Section 13.
- 5) **N 00° 40' 31" W 1344.58 feet**, along the township line, to a 5/8 inch diameter steel pin found in Arnold Road (Township Road 131) – witnessed by a capped reference pin set **S 0° 40' 31" E 67.48 feet**.
- 6) **N 86° 40' 17" E 30.03 feet**, in Arnold Road and along the south line of Kevin R. Byall as described in official record volume 913, page 4829, to a point –witnessed by a capped reference pin set **S 0° 40' 31" E 32.61 feet**.
- 7) **S 00° 40' 31" E 1346.12 feet**, 30.00 feet east of and parallel with the township line, to a capped pin set.
- 8) **S 00° 06' 09" E 2650.42 feet**, 30.00 east of and parallel with the township line and passing into the southwest quarter of Section 18 at a distance of 265.33 feet, to a capped pin set.

- 9) **N 89° 20' 47" E 1186.24 feet** to a railroad tie post found at a southerly corner of Michelle R. Steffen, Trustee as described in official record volume 552, page 348.
- 10) **N 00° 30' 37" W 132.27 feet**, along an easterly line of Steffen, to a stone monument found.
- 11) **N 89° 01' 00" E 1675.95 feet**, along a southerly line of Steffen and the extension thereof, to a point in Kohler Road on the east line of the quarter section and at the southeast corner of Keith W. and Linda K. Geiser as described in official record volume 894, page 5859 – witnessed by a capped reference pin marked “Rudolph 6449” found S 89° 01' 00" W 30.05 feet.
- 12) **S 00° 51' 30" E 205.61 feet**, in Kohler Road and along the east line of the quarter section, to the northeast corner of Steve C. and Rachael A. Meyer as described in deed volume 722, page 101 – witnessed by a 1/2 inch diameter steel reference pin found S 88° 57' 58" W 30.14 feet.
- 13) **S 88° 57' 58" W 499.07 feet**, along the north line of Meyer, to a capped pin marked “Rudolph” found.
- 14) **S 00° 02' 45" W 208.88 feet**, along the west line of Meyer, to a 5/8 inch diameter steel pin found.
- 15) **N 88° 58' 55" E 502.37 feet**, along the south line of Meyer, to a point in Kohler Road on the east line of the quarter section – witnessed by a 5/8 inch diameter steel reference pin found S 88° 58' 55" W 30.05 feet.
- 16) **S 00° 51' 30" E 60.14 feet**, in Kohler Road and along the east line of the quarter section, to the **Point of Beginning**.

This parcel contains 109.502 acres; of which 28.354 acres lie in the southwest quarter of Section 18 and 81.148 acres lie in the northwest quarter of section 19.

This parcel is subject to the easement recorded in official record volume ____, page ____.

Prior Instrument: official record volume 918, page 4306, official record volume 919, page 718, official record volume 919, page 723 and official record volume 944, page 2548.

Permanent Parcel #: part of 47-00373.000, all of 47-00054.000 and all of 47-00049.000.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 2023, 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 10310

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.

 3/25/23
Edward A. Gasbarre, P.S. 7036

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