

Exhibit "A"

**BOUNDARY DESCRIPTION
1.045 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southeast quarter of Section 4, T-15N, R-12W.**

Being part of the land described in a deed to **Ivan R. and Barbara M. Gingerich** recorded in official record volume 929, page 92 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pin found in the intersection of Moreland Road (County Road 77) and Criswell Road (County Road 225) marking the southeast corner of Section 4.

Thence N 00° 18' 24" W 1014.95 feet, along the east line of the quarter section and in Criswell Road, to the southeast corner of a 1.796 acre parcel described in a deed to Uriah S. and Naomi U. Hostetler recorded in official record volume 929, page 94 – witnessed by a 5/8 inch diameter steel reference pin found S 89° 41' 36" W 30.00 feet.

Thence S 89° 41' 36" W 521.51 feet, along the south line of Hostetler, to a capped pin found at southwest corner thereof, the **Point of Beginning** for the parcel herein described.

Thence with the following SIX courses:

- 1) **S 89° 41' 36" W 123.54 feet** to a capped pin set.
- 2) **N 10° 44' 02" W 63.40 feet** to a capped pin set.
- 3) **N 89° 11' 03" W 50.00 feet** to a capped pin set on the east line of John D. and Lena R. Yoder as described in official record volume 931, page 2781.
- 4) **N 00° 18' 24" W 201.67 feet**, along the east line of Yoder, to a 5/8 inch diameter steel pin found at the southwest corner of Buckeye Dimensions, LLC as described in official record volume 929, page 88.
- 5) **N 89° 41' 36" E 185.00 feet**, along the south line of Buckeye Dimensions, LLC, to a 5/8 inch diameter steel pin found at the northwest corner of a 1.474 acre parcel described in a deed to Uriah S. and Naomi U. Hostetler recorded in official record volume 929, page 94.
- 6) **S 00° 18' 24" E 265.00 feet**, along the west lines of Hostetler, to the **Point of Beginning.**

This parcel contains 1.045 acres and is benefited by the access easement described in official record volume ____, page ____.

Prior Instrument: official record volume 929, page 92.

Permanent Parcel #: part of 45-00292.011

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

All bearings are related and common with record survey WW-990.

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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Exhibit "B"

30 Feet Wide Access Easement Description

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek in the southeast quarter of Section 4, T-15N, R-12W.**

Being part of the land described in a deed to **Ivan R. and Barbara M. Gingerich** recorded in official record volume 929, page 92 of the Wayne County records.

Being a strip of land lying between parallel lines, located 30 feet southerly (left) of the following described north line along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

Commencing at a one inch diameter steel pin found in the intersection of Moreland Road (County Road 77) and Criswell Road (County Road 225) marking the southeast corner of Section 4.

Thence N 00° 18' 24" W 1014.95 feet, along the east line of the quarter section and in Criswell Road, to the southeast corner of a 1.796 acre parcel described in a deed to Uriah S. and Naomi U. Hostetler recorded in official record volume 929, page 94; the **Point of Beginning** for the access easement herein described – witnessed by a 5/8 inch diameter steel reference pin found S 89° 41' 36" W 30.00 feet.

Thence with the following course:

S 89° 41' 36" W 645.05 feet, along the south line of Hostetler and the extension thereof, to a capped pin set and there **Terminate**.

Prior Instrument: official record volume 929, page 92.

Permanent Parcel #: part of 45-00292.011

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in November 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 1004.

All bearings are related and common with record survey WW-990.

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.

 11/09/23
Edward A. Gasbarre, P.S. 7036

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Exhibit "A"

**BOUNDARY DESCRIPTION
6.876 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southeast quarter of Section 4, T-15N, R-12W.**

Being part of the land described in a deed to **Ivan R. and Barbara M. Gingerich** recorded in official record volume 929, page 92 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pin found in the intersection of Moreland Road (County Road 77) and Criswell Road (County Road 225) marking the southeast corner of Section 4.

Thence N 00° 18' 24" W 595.95 feet, along the east line of the quarter section and in Criswell Road, to the northeast corner of Ruth M. Mast as described in official record volume 850, page 862, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 89° 41' 36" W 30.00 feet.

Thence with the following SIX courses:

- 1) **S 89° 41' 36" W 706.51 feet**, along the north line of Mast and the extension thereof, to a capped pin set on the east line of John D. and Lena R. Yoder as described in official record volume 846, page 651.
- 2) **N 00° 18' 24" W 482.33 feet**, along the east line of Yoder and the extension thereof, to a capped pin set.
- 3) **S 89° 11' 03" E 50.00 feet** to a capped pin set.
- 4) **S 10° 44' 02" E 63.40 feet** to a capped pin set.
- 5) **N 89° 41' 36" E 645.05 feet**, in part along the south line of a 1.796 acre parcel described in a deed to Uriah S. and Naomi U. Hostetler recorded in official record volume 929, page 94, to a point on the east line of the quarter section and in Criswell Road – witnessed by a 5/8 inch diameter steel reference pin found S 89° 41' 36" W 30.00 feet.
- 6) **S 00° 18' 24" E 419.00 feet**, along the east line of the quarter section and in Criswell Road, to the **Point of Beginning**.

This parcel contains 6.876 acres and is subject to the access easement described in official record volume XX, page 664.

Prior Instrument: official record volume 929, page 92.

Permanent Parcel #: all of 45-00292.011

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in November 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 104

All bearings are related and common with record survey WW-990.

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.

 11/09/23
Edward A. Gasbarre, P.S. 7036

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Gingerich Closure Report 223139

Lot Closure Report - Lot : 6.876 Ac

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 Monday, October 30, 2023, 8:44:48a.m.

Starting location (North, East) = (4833.969, 9098.083)

(In the table below, the Length of Curves refers to the chord length.
 and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S00°18'24"E	419.000	No	4414.975	9100.325
2	Line	S89°41'36"W	706.510	No	4411.193	8393.826
3	Line	N00°18'24"W	482.330	No	4893.516	8391.244
4	Line	S89°11'13"E	50.000	No	4892.807	8441.239
5	Line	S10°44'02"E	63.400	No	4830.516	8453.047
6	Line	N89°41'36"E	645.050	No	4833.969	9098.088

Ending location (North, East) = (4833.969, 9098.088)

Total Distance : 2366.290
 Total Traverse Stations : 7
 Misclosure Direction : N89°32'44"W (from ending location to starting location)
 Misclosure Distance : 0.005
 Error of Closure : 1:473943.1
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 299526.855 sq. ft. (straight segment added to close traverse)

= 6.876190 Acres

Lot Closure Report - Lot : 1.045 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N00°18'24"W	201.670	No	5095.183	8390.165
2	Line	N89°41'36"E	185.000	No	5096.174	8575.162
3	Line	S00°18'24"E	265.000	No	4831.177	8576.580
4	Line	S89°41'36"W	123.540	No	4830.516	8453.042
5	Line	N10°44'02"W	63.400	No	4892.807	8441.234
6	Line	N89°11'03"W	50.000	No	4893.519	8391.239

Ending location (North, East) = (4893.519, 8391.239)

Total Distance : 888.610
 Total Traverse Stations : 7
 Misclosure Direction : S63°34'48"E (from ending location to starting location)
 Misclosure Distance : 0.006
 Error of Closure : 1:160503.2
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 45526.043 sq. ft. (straight segment added to close traverse)

= 1.045134 Acres