

BOUNDARY DESCRIPTION
1.308 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **northeast quarter of Section 19, T-15N, R-13W.**

Being part of the land described in a deed to **JR Aces, LLC** recorded in official record volume 625, page 1653 of the Wayne County records.

Described as follows:

Commencing at a capped pin set marking the northeast corner of Lot 17 of the Hazel Moore Allotment No. 1 as recorded in plat volume 9, page 258.

Thence N 86° 56' 24" W 455.00 feet, along the north line of Lot 17 and the extension thereof, to a capped pin set at the northwest corner of Roger J. Moore as described in official record volume 897, page 583.

Thence S 02° 57' 46" W 199.82 feet, along the west line of Moore, to a capped pin set.

Thence N 83° 40' 20" W 446.40 feet, along the north line of Patricia J. Massaro as described in official record volume 338, page 2249 and the extension thereof, to a capped pin set at the northwest corner of Jared Copley as described in official record volume 825, page 340.

Thence S 06° 48' 09" W 232.28 feet, along the west line of Copley, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following SEVEN courses:

- 1) **S 83° 47' 07" E 293.68 feet**, along the south line of Copley and the extension thereof, to a capped pin set at a southerly corner of Richard E. Jordan and Heather R. Jordan as described in official record volume 777, page 591.
- 2) **S 07° 52' 36" W 15.93 feet**, along a westerly line of Jordan, to a capped pin set.
- 3) **S 83° 42' 55" E 588.43 feet**, along the southerly line of Jordan and the extension thereof, to a point in Shreve Road (State Route 226) on the westerly line of Kirk K. Miller Properties, LLC as described in official record volume 889, page 5799 – witnessed by a capped reference pin set N 83° 42' 55" W 55.00 feet.

- 4) **S 28° 27' 37" W 65.01 feet**, along the westerly line of Kirk K. Miller Properties, LLC and in Shreve Road, to the northeast corner of James G. and Darlene F. Morrison as described in deed volume 719, page 520 and official record volume 601, page 2618 - witnessed by a 5/8 inch diameter steel reference pin found N 83° 42' 55" W 48.67 feet.
- 5) **N 83° 42' 55" W 848.99 feet**, along the north line of Morrison and the extension thereof, to a capped pin found on the north line of The Board of Education of the Triway Local School District as described in official record volume 659, page 48.
- 6) **N 87° 20' 32" W 8.84 feet**, along the north line of The Board of Education..., to a point in a concrete mass – witnessed by a metal fence post found N 87° 20' 32" W 0.20 feet.
- 7) **N 06° 48' 09" E 76.33 feet to the Point of Beginning.**

This parcel contains 1.308 acres.

Prior Instrument: official record volume 625, page 1653.

Permanent Parcel #: part of 56-02302.000

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 684

All bearings are related and common with record survey XX-303.

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.

 11/16/23

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
0.009 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **northeast quarter of Section 19, T-15N, R-13W.**

Being part of the land described in a deed to **Ronald and Jane Grosjean** recorded in official record volume 932, page 4600 of the Wayne County records.

Described as follows:

Commencing at a 3/4 inch diameter steel pin found marking the southwest corner of Lot 16 of the Hazel Moore Allotment No. 1 as recorded in plat volume 9, page 258.

Thence N 86° 56' 24" W 110.00 feet, along a north line of JR Acres, LLC as described in official record volume 625, page 1653, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) **N 86° 56' 24" W 20.00 feet**, along the north line of JR Acres, LLC, to a capped pin set at the southeast corner of Roger J. Moore and Andrew P. Moore as described in official record volume 948, page 3245.
- 2) **N 02° 46' 42" E 20.00 feet**, along the east line of Moore, to a capped pin set.
- 3) **S 86° 56' 24" E 20.00 feet** to a capped in set.
- 4) **S 02° 46' 42" W 20.00 feet** to the **Point of Beginning**.

This parcel contains 0.009 acres and has no frontage on any public way.

Prior Instrument: official record volume 932, page 4600.
Permanent Parcel #: part of 56-02302.001

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 684

All bearings are related and common with record survey XX-303.

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.

 11/16/23

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
0.454 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **northeast quarter of Section 19, T-15N, R-13W.**

Being part of the land described in a deed to **JR Aces, LLC** recorded in official record volume 625, page 1653 of the Wayne County records.

Described as follows:

Beginning at a one inch diameter steel pipe found at marking the southeast corner of Lot 16 of the Hazel Moore Allotment No. 1 as recorded in plat volume 9, page 25.

Thence with the following **FOUR** courses:

- 1) **S 02° 50' 48" W 60.00 feet**, along an east line of JR Acres, LLC, to a capped pin set at the northeast corner of Lot 17 of said Hazel Moore Allotment No. 1.
- 2) **N 86° 56' 24" W 329.72 feet**, along the north line of Lot 17 and the extension thereof, to a capped pin set.
- 3) **N 02° 46' 42" E 60.00 feet** to a capped in set.
- 4) **S 86° 56' 24" E 329.80 feet**, along the south line of Ronald and Jane Grosjean as described in official record volume 932, page 4600 and the extension thereof, to the **Point of Beginning**.

This parcel contains 0.454 acres.

Prior Instrument: official record volume 625, page 1653.
Permanent Parcel #: part of 56-02302.000

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 684

All bearings are related and common with record survey XX-303.

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.

 11/16/23

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
0.463 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **northeast quarter of Section 19, T-15N, R-13W.**

Being all of the land described in deeds to **The Board of Trustees of Wooster Township, Wayne County, Ohio** as described in official record volume ____, page ____ and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Beginning at a one inch diameter steel pin found marking the southeast corner of Lot 16 of the Hazel Moore Allotment No. 1 as recorded in plat volume 9, page 258.

Thence with the following SIX courses:

- 1) **S 02° 50' 48" W 60.00 feet**, along an east line of JR Acres, LLC as described in official record volume 625, page 1653, to a capped pin set at the northeast corner of Lot 17 of said Hazel Moore Allotment No. 1.
- 2) **N 86° 56' 24" W 329.72 feet**, along the north line of Lot 17 and the extension thereof, to a capped pin set.
- 3) **N 02° 46' 42" E 80.00 feet** to a capped in set on the east line of Roger J. Moore and Andrew P. Moore as described in official record volume 948, page 3245.
- 4) **S 86° 56' 24" E 20.00 feet** to a capped pin set.
- 5) **S 02° 46' 42" W 20.00 feet** to a capped pin set on a north line of the previously mentioned JR Acres, LLC.
- 6) **S 86° 56' 24" E 309.80 feet**, along a north line of JR Acres, LLC, to the **Point of Beginning.**

This parcel contains 0.463 acres.

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

Permanent Parcel #: part of 56-02302.000

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 684.

All bearings are related and common with record survey XX-303.

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.

 11/16/23
Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
0.452 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **northeast quarter of Section 19, T-15N, R-13W.**

Being part of the land described in a deed to **Ronald and Jane Grosjean** recorded in official record volume 932, page 4600 of the Wayne County records.

Described as follows:

Beginning at a 3/4 inch diameter steel pin found marking the southwest corner of Lot 16 of the Hazel Moore Allotment No. 1 as recorded in plat volume 9, page 258.

Thence with the following SIX courses:

- 1) **N 86° 56' 24" W 110.00 feet**, along a north line of JR Acres, LLC as described in official record volume 625, page 1653, to a capped pin set.
- 2) **N 02° 46' 42" E 20.00 feet** to a capped pin set.
- 3) **N 86° 56' 24" W 20.00 feet**, to a capped pin set on the east line of Roger J. Moore and Andrew P. Moore as described in official record volume 948, page 3245.
- 4) **N 02° 46' 42" E 134.25 feet**, along the east line of Moore, to a 3/4 inch diameter steel pin found.
- 5) **S 87° 13' 11" E 130.18 feet**, along the south line of Thomas N. Thomas as described in official record volume 597, page 942, to a 3/4 inch diameter crimped steel pipe found on the west line of Lot 15 of the previously mentioned Hazel Moore Allotment No.1.
- 6) **S 02° 50' 48" W 154.88 feet**, along the west line of Lot 15, to the **Point of Beginning.**

This parcel contains 0.452 acres and has no frontage on any public way.

Prior Instrument: official record volume 932, page 4600.

Permanent Parcel #: part of 56-02302.001

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 684

All bearings are related and common with record survey XX-303.

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.

 11/16/23
Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
11.957 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **northeast quarter of Section 19, T-15N, R-13W.**

Being part of the land described in a deed to **JR Acres, LLC** recorded in official record volume 625, page 1653 of the Wayne County records.

Described as follows:

Commencing at a capped pin set marking the northeast corner of Lot 17 of the Hazel Moore Allotment No. 1 as recorded in plat volume 9, page 258.

Thence N 86° 56' 24" W 329.72 feet, along the north line of Lot 17 and the extension thereof, to a capped pin set on the north line of Roger J. Moore as described in official record volume 897, page 583, the **Point of Beginning** for the parcel herein described.

Thence with the following TWENTY-TWO courses:

- 1) **N 86° 56' 24" W 125.28 feet**, along the north line of Moore, to a capped pin set at the northwest corner thereof.
- 2) **S 02° 57' 46" W 199.82 feet**, along the west line of Moore, to a capped pin set.
- 3) **N 83° 40' 20" W 446.40 feet**, along the north line of Patricia J. Massaro as described in official record volume 338, page 2249 and the extension thereof, to a capped pin set at the northwest corner of Jared Copley as described in official record volume 825, page 340.
- 4) **S 06° 48' 09" W 308.61 feet**, along the west line of Copley and the extension thereof, to a point in a concrete mass on the north line of The Board of Education of the Triway Local School District as described in official record volume 659, page 48 – witnessed by a metal fence post found N 87° 20' 32" W 0.20 feet.
- 5) **N 87° 20' 32" W 374.99 feet**, along the north line of The Board of Education..., to a capped pin found at the northwest corner thereof.
- 6) **N 02° 51' 39" E 539.78 feet**, along the east line of West View Pawpaw Farm, Ltd. as described in official record volume 851, page 720, to a capped pin marked "Rudolph 6449" found at the southwest corner of Roger Brenneman as described in official record volume 198, page 276.

- 7) **S 83° 28' 02" E 87.42 feet**, along the south line of Brenneman, to a 5/8 inch diameter steel pin found.
- 8) **N 18° 59' 44" E 126.20 feet**, along an easterly line of Brenneman, to a capped pin marked "Rudolph 6449" found.
- 9) **N 41° 13' 01" E 69.28 feet**, along an easterly line of Brenneman, to a 5/8 inch diameter steel pin found.
- 10) **N 50° 13' 43" E 169.62 feet**, along an easterly line of Brenneman, to a capped pin found.
- 11) **S 39° 52' 14" E 35.33 feet**, along the southwesterly end of Sparr Lane, to a 5/8 inch diameter steel pin found.
- 12) **N 50° 13' 43" E 128.40 feet**, along a southerly line of Sparr Lane, to a capped pin set at the westerly corner of Richard Ames as described in official record volume 933, page 1328.
- 13) **S 39° 47' 41" E 247.27 feet**, along the southwesterly line of Ames, to a 3/4 inch diameter steel pipe found at the southerly corner thereof.
- 14) **N 50° 17' 46" E 87.88 feet**, along the southeasterly line of Ames, to a 1-1/2 inch diameter crimped steel pipe found at the easterly corner thereof.
- 15) **S 40° 06' 40" E 82.75 feet**, along the southwesterly line of Heather Imani as described in official record volume 947, page 2421, to a 1-1/2 inch diameter steel pipe found at the southerly corner thereof.
- 16) **N 50° 12' 06" E 299.11 feet**, along the southeasterly line of Imani and the extension thereof, to a capped pin found on the southwesterly line of James Allen Bartram as described in official record volume 922, page 59.
- 17) **S 39° 51' 20" E 113.62 feet**, along the southwesterly line of Bartram, to a 1/2 inch diameter steel pipe found at the northwest corner of Thomas N. Thomas as described in official record volume 597, page 942.
- 18) **S 15° 01' 01" W 128.93 feet**, along the westerly line of Thomas, to a 3/4 inch diameter steel pin found at the northeast corner of Roger J. Moore and Andrew P. Moore as described in official record volume 948, page 3245.
- 19) **N 86° 36' 31" W 130.00 feet**, along the north line of Moore, to a wood fence post found at the northwest corner thereof.

- 20) S 02° 46' 50" W 155.00 feet, along the west line of Moore, to a capped pin set at the southwest corner thereof.
- 21) S 86° 56' 24" E 130.00 feet, along the south line of Moore, to a capped pin set at the southeast corner thereof.
- 22) S 02° 46' 42" W 60.00 feet to the **Point of Beginning**.

This parcel contains 11.957 acres.

Prior Instrument: official record volume 625, page 1653.

Permanent Parcel #: part of 56-02302.000

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 684.

All bearings are related and common with record survey XX-303.

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 11/16/23

Edward A. Gasbarre, P.S. 7036

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