

BOUNDARY DESCRIPTION
0.143 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **southwest quarter of Section 22, T-16N, R-11W.**

Being part of the land described in a deed to **Gene A. and Kayla B. Lehman** recorded in official record volume 829, page 2239 of the Wayne County records.

Described as follows:

Commencing at 1 inch diameter iron pin found in the intersection of Wenger Road (County Road 97) and Hackett Road (County Road 188) marking the southwest corner of the southwest quarter of Section 22.

Thence S 89° 30' 59" E 666.44 feet, along the south line of the quarter section and in Hackett Road, to a point in the intersection of Moser Road (Township Road 433) at the southeast corner of Gene A. and Kayla B. Lehman as described in official record volume 829, page 2239 – witnessed by a 1 inch diameter crimped iron pipe found S 01° 47' 43" W 0.31 feet.

Thence N 01° 47' 43" W 208.69 feet, along the east line of Lehman and in Moser Road, to the **Point of Beginning** of the parcel herein described – witnessed by a capped reference pin set N 89° 39' 32" W 35.84 feet.

Thence with the following SIX courses:

- 1) N 89° 39' 32" W 268.04 feet to a capped pin set on a southeasterly line of Harvey Lehman Jr. and Diana Lehman as described in official record volume 745, page 1641.
- 2) N 39° 10' 25" E 7.70 feet, along a southeasterly line of Lehman, to a capped pin found.
- 3) S 89° 39' 32" E 55.90 feet, along a southeasterly line of Lehman, to a capped pin found.
- 4) N 00° 24' 05" E 22.68 feet, along an easterly line of Lehman, to a capped pin found.
- 5) S 89° 26' 33" E 208.00 feet, along a southerly line of Lehman, to a point in Moser Road on the west line of Oakleaf Acres, LLC as described in official record volume 939, page 2063 – witnessed by a capped reference pin found N 89° 26' 33" W 35.97 feet.
- 6) S 01° 47' 43" W 27.91 feet, along the west line of Oakleaf Acres, LLC and in Moser Road, to the **Point of Beginning.**

This parcel contains 0.143 acres

Prior Instrument: official record volume 829, page 2239

Permanent Parcel #: part of 47-00443.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December of 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 753

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System

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 12/15/22

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
4.763 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **southwest quarter of Section 22, T-16N, R-11W.**

Being part of the land described in a deed to **Harvey Lehman Jr. and Diana Lehman** recorded in official record volume 745, page 1641 of the Wayne County records.

Described as follows:

Beginning at 1 inch diameter iron pin found in the intersection of Wenger Road (County Road 97) and Hackett Road (County Road 188) marking the southwest corner of the southwest quarter of Section 22.

Thence with the following **FOURTEEN** courses:

- 1) **N 00° 32' 53" W 270.00 feet**, along the west line of the quarter section and in Wenger Road, to the southwest corner of Kevin M. and Julie K. Lehman as described in official record volume 787, page 1007 – witnessed by a capped reference pin marked “Baker” found N 89° 27' 08" E 30.00 feet.
- 2) **N 89° 27' 08" E 187.80 feet**, along the south line of Lehman, to the southeast corner thereof – witnessed by a 5/8 inch diameter iron pin found N 89° 27' 08" E 1.00 feet.
- 3) **N 00° 32' 53" W 323.56 feet**, along the east line of Lehman, to a 5/8 inch diameter iron pin found on the south line of Nussbaum Properties, LLC as described in official record volume 811, page 304.
- 4) **S 89° 58' 10" E 146.70 feet**, along the south line of Nussbaum Properties, LLC and the extension thereof, to a capped pin marked “Rudolph 6449” found at a northwesterly corner of Richard Dean and Prudence A. Steiner as described in official record volume 599, page 1762.
- 5) **S 05° 06' 17" W 97.72 feet**, along a westerly line of Steiner, to a capped pin marked “Rudolph 6449” found.
- 6) **N 89° 09' 32" E 114.18 feet**, along a southerly line of Steiner, to a capped pin marked “Baker 6938” found.
- 7) **S 01° 43' 07" W 80.29 feet**, along a westerly line of Steiner, to a 3/4 inch diameter iron pin found.
- 8) **N 89° 58' 40" E 247.50 feet**, along a southerly line of Steiner, to a point in Moser Road (Township Road 433) at the southeast corner thereof – witnessed by a 3/4 inch diameter crimped iron reference pipe found S 89° 58' 40" W 19.70 feet.

- 9) **S 01° 47' 43" W 205.32 feet**, in Moser Road and along the west line of Oakleaf Acres, LLC as described in official record volume 939, page 2063, to a point – witnessed by a capped reference pin set N 89° 39' 32" W 35.84 feet.
- 10) **N 89° 39' 32" W 268.04 feet** to a capped pin set on a northwesterly line of Gene A. and Kayla B. Lehman as described in official record volume 829, page 2239.
- 11) **S 39° 10' 25" W 98.25 feet**, along a northwesterly line of Lehman, to a capped pin set.
- 12) **S 82° 53' 03" W 56.10 feet**, along a northwesterly line of Lehman, to a capped pin set.
- 13) **S 31° 51' 39" W 154.19 feet**, along a northwesterly line of Lehman, to a point on the south line of the quarter section and in Hackett Road – witnessed by a capped reference pin set N 31° 51' 39" E 27.63 feet.
- 14) **N 89° 30' 59" W 205.80 feet**, along the south line of the quarter section and in Hackett Road, to the **Point of Beginning**.

This parcel contains 4.763 acres

Prior Instrument: official record volume 745, page 1641

Permanent Parcel #: 47-00443.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December of 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 753

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System

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 12/15/22

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
1.820 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **southwest quarter of Section 22, T-16N, R-11W.**

Being part of the land described in a deed to **Gene A. and Kayla B. Lehman** recorded in official record volume 829, page 2239 of the Wayne County records.

Described as follows:

Commencing at 1 inch diameter iron pin found in the intersection of Wenger Road (County Road 97) and Hackett Road (County Road 188) marking the southwest corner of the southwest quarter of Section 22.

Thence S 89° 30' 59" E 205.80 feet, along the south line of the quarter section and in Hackett Road, to the **Point of Beginning** of the parcel herein described – witnessed by a capped reference pin found N 31° 51' 39" E 27.63 feet.

Thence with the following SIX courses:

- 1) N 31° 51' 39" E 154.19 feet, along a southeasterly line of Harvey Lehman Jr. and Diana Lehman as described in official record volume 745, page 1641, to a capped pin set.
- 2) N 82° 53' 03" E 56.10 feet, along a southeasterly line of Lehman, to a capped pin set.
- 3) N 39° 10' 25" E 98.25 feet, along a southeasterly line of Lehman, to a capped pin set.
- 4) S 89° 39' 32" E 268.04 feet to a point in Moser Road (Township Road 433) and on the west line of Oakleaf Acres, LLC as described in official record volume 939, page 2063 - witnessed by a capped reference pin set N 89° 39' 32" W 35.84 feet.
- 5) S 01° 47' 43" W 208.69 feet, along the west line of Oakleaf Acres, LLC and in Moser Road, to a point in the intersection of Hackett Road and on the south line of the quarter section – witnessed by a 1 inch diameter crimped iron pipe found S 01° 47' 43" W 0.31 feet.
- 6) S 89° 30' 59" W 460.64 feet, along the south line of the quarter section and in Hackett Road, to the **Point of Beginning.**

This parcel contains 1.820 acres

Prior Instrument: official record volume 829, page 2239

Permanent Parcel #: part of 47-00443.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December of 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 753

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System

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 12/15/22

Edward A. Gasbarre, P.S. 7036

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Lot Closure Report - Lot : Wood Mill

file- H:\ADAT4\AJOB5\2K22\Job014\222014.ms\lc_Wood Mill.txt
 Friday, February 25, 2022, 2:42:01p.m.

| Leg | Segment | Bearing | Length | Front | End_Northing | End_Easting |
|-----|---------|-------------|---------|-------|--------------|-------------|
| 1 | Line | N89°39'32"W | 268.040 | No | 398069.546 | 2190444.712 |
| 2 | Line | S39°10'25"W | 98.250 | No | 397993.379 | 2190382.650 |
| 3 | Line | S82°53'03"W | 56.100 | No | 397986.430 | 2190326.982 |
| 4 | Line | S31°51'39"W | 154.190 | No | 397855.471 | 2190245.592 |
| 5 | Line | S89°30'59"W | 205.800 | No | 397853.734 | 2190039.799 |
| 6 | Line | N00°32'53"W | 270.000 | No | 398123.722 | 2190037.216 |
| 7 | Line | N89°27'08"E | 187.800 | No | 398125.517 | 2190225.008 |
| 8 | Line | N00°32'53"W | 323.560 | No | 398449.063 | 2190221.913 |
| 9 | Line | S89°58'10"E | 146.700 | No | 398448.984 | 2190368.613 |
| 10 | Line | S05°06'17"W | 97.720 | No | 398351.652 | 2190359.918 |
| 11 | Line | N89°09'32"E | 114.180 | No | 398353.328 | 2190474.086 |
| 12 | Line | S01°43'07"W | 80.290 | No | 398273.074 | 2190471.678 |
| 13 | Line | N89°58'40"E | 247.500 | No | 398273.170 | 2190719.178 |
| 14 | Line | S01°47'43"W | 205.320 | No | 398067.951 | 2190712.745 |

Total Distance : 2455.450
 Total Traverse Stations : 15
 Misclosure Direction : S74°40'36"E (from ending location to starting location)
 Misclosure Distance : 0.002
 Error of Closure : 1:1497932.0
 AREA : 207460.939 sq. ft. (straight segment added to close traverse)
 = 4.762648 Acres

Lot Closure Report - Lot : Transfer parcel

file- H:\ADAT4\AJOB5\2K22\Job014\222014.ms\lc_Transfer parcel.txt
 Friday, February 25, 2022, 2:45:57p.m.

| Leg | Segment | Bearing | Length | Front | End_Northing | End_Easting |
|-----|---------|-------------|---------|-------|--------------|-------------|
| 1 | Line | N89°39'32"W | 268.040 | No | 397923.192 | 2190306.950 |
| 2 | Line | N39°10'25"E | 7.700 | No | 397929.162 | 2190311.814 |
| 3 | Line | S89°39'32"E | 55.900 | No | 397928.829 | 2190367.713 |
| 4 | Line | N00°24'05"E | 22.680 | No | 397951.508 | 2190367.871 |
| 5 | Line | S89°26'33"E | 208.000 | No | 397949.484 | 2190575.862 |
| 6 | Line | S01°47'43"W | 27.910 | No | 397921.588 | 2190574.987 |

Total Distance : 590.230
 Total Traverse Stations : 7
 Misclosure Direction : N15°16'05"W (from ending location to starting location)
 Misclosure Distance : 0.009
 Error of Closure : 1:67586.5
 AREA : 6223.633 sq. ft. (straight segment added to close traverse)
 = 0.142875 Acres

Lot Closure Report - Lot : Residual House Parcel

file- H:\ADAT4\AJOB5\2K22\Job014\222014.ms\lc_Residual House Parcel.txt
 Friday, February 25, 2022, 2:48:11p.m.

| Leg | Segment | Bearing | Length | Front | End_Northing | End_Easting |
|-----|---------|-------------|---------|-------|--------------|-------------|
| 1 | Line | S89°30'59"W | 460.640 | No | 397794.858 | 2190368.403 |
| 2 | Line | N31°51'39"E | 154.190 | No | 397925.817 | 2190449.794 |
| 3 | Line | N82°53'03"E | 56.100 | No | 397932.766 | 2190505.462 |
| 4 | Line | N39°10'25"E | 98.250 | No | 398008.933 | 2190567.523 |
| 5 | Line | S89°39'32"E | 268.040 | No | 398007.337 | 2190835.559 |
| 6 | Line | S01°47'43"W | 208.690 | No | 397798.750 | 2190829.021 |

Total Distance : 1245.910
 Total Traverse Stations : 7
 Misclosure Direction : S59°56'11"E (from ending location to starting location)
 Misclosure Distance : 0.007
 Error of Closure : 1:175373.7
 AREA : 79298.379 sq. ft. (straight segment added to close traverse)
 = 1.820440 Acres