

R.W.

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Howard_Legal_54.735Ac.docx

Grantor(s): **James Hyland and Susan Anne Howard**

Grantee(s):

Boundary Description
54.735 Acres

Situated in the State of Ohio, County of Wayne, Township of Wooster in the **northeast and southeast quarters of Section 20 and the northwest quarter of Section 21, T-15N, R-13W.**

Being all of the land described in a deed to **James Hyland and Susan Anne Howard** recorded in deed volume 570, page 233 of the Wayne County records.

Described as follows:

Beginning at a capped pin set marking the northeast corner of the southeast quarter of Section 20.

Thence with the following TWENTY-THREE courses:

- 1) **S 00° 16' 58" W 219.72 feet**, along the east line of the quarter section, to the right of way line of the former Pittsburgh, Fort Wayne and Chicago Railroad – witnessed by a capped reference pin set N 00°16'58" E 109.91 feet.
- 2) **S 21° 31' 11" W 215.61 feet**, along the westerly line of the railroad, to the northeast corner of Gaylord Tarleton as described in official record volume 266, page 337 and official record volume 833, page 460 – witnessed by a capped reference pin set S 86° 29' 51" W 124.42 feet.
- 3) **S 86° 29' 51" W 1037.20 feet**, along the north line of Tarleton, to a 1 inch diameter iron pipe found at the southeast corner of The Wilderness Center, Inc. as described in deed volume 638, page 177.
- 4) **N 00° 14' 46" W 698.33 feet**, along the east line of The Wilderness Center, Inc., the extension thereof and passing into the northeast quarter of Section 20 at a distance of 415.50 feet, to a 1 inch diameter iron pipe found at a northeasterly corner of Lot 118 of Morning Hills Estates Allotment recorded in plat volume 9, page 572.
- 5) **N 15° 38' 30" W 478.32 feet**, along the northeast line of Lot 118 and the extension thereof, to a 1 inch diameter iron pipe found at a northeasterly corner of Lot 121 of said Morning Hills Estates Allotment.

Howard description of 54.735 acres in Sections 20 & 21, T-15N, R-13W, Wooster Twp.,
Wayne County, Ohio

- 6) **N 51° 50' 12" W 124.38 feet**, along the northeasterly line of Lot 121, to 3/4 inch diameter iron pipe found at the northeast corner thereof and on the east right of way of Curtwood Avenue.
- 7) **N 00° 52' 33" E 60.00 feet**, along the east right of way of Curtwood Avenue, to a capped pin set on a south line of Lot 118 of Moser Allotment as recorded in plat volume 20, page 94 – witnessed by a 3/4 inch diameter iron pipe found S 89° 07' 27" E 28.00 feet.
- 8) **S 89° 07' 27" E 442.51 feet**, along a south line of Lot 118 and the extension thereof, to a capped pin set at the southeast corner of Tracey T. Nicita as described in official record volume 600, page 22.
- 9) **N 01° 10' 22" E 109.47 feet**, along the east line of Nicita, to a capped pin found.
- 10) **N 88° 30' 29" W 144.21 feet**, along the north line of Nicita, to a capped pin found at the southeast corner of Mark J. Hinton as described in official record volume 647, page 553.
- 11) **N 01° 27' 25" E 475.40 feet**, along the east line of Hinton and the extension thereof, to a capped pin set on the south line of Lot 213 of JNS Allotment #1 as recorded in plat volume 16, page 479.
- 12) **N 76° 56' 26" E 1053.58 feet**, along the south line of Lot 213 and the extension thereof, to a stone monument found on the east line of the quarter section.
- 13) **S 00° 11' 12" E 297.26 feet**, along the east line of the quarter section, to a stone monument found.
- 14) **N 89° 50' 06" E 332.11 feet**, into the northwest quarter of Section 21, to the waters of the Killbuck Creek – witnessed by a capped reference pin set S 89° 50' 06" W 65.00 feet.
- 15) **S 02° 37' 13" W 192.07 feet**, with the waters of the creek and the meanderings thereof, to a point – witnessed by a capped reference pin set S 58° 45' 24" W 85.42 feet.
- 16) **S 58° 45' 24" W 349.01 feet**, in the old channel of the Killbuck Creek, to a capped pin set.
- 17) **Southwesterly**, in the old channel and with the arc of a curve concave to the southeast, a distance of 31.46 feet to a capped pin set on the west line of the quarter section.
The aforementioned curve has the following properties.

| | |
|---------------------------|-------------------------------|
| Central Angle = 11°34'53" | Chord Bearing = S 48°51'35" W |
| Radius = 155.64 feet | Chord Distance = 31.41 feet |
- 18) **S 00° 11' 12" E 236.09 feet**, along the west line of the quarter section, to a capped pin set.

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19) **Southeasterly**, in the old channel and with the arc of a curve concave to the northeast, a distance of 147.97 feet to a capped pin set.
The aforementioned curve has the following properties.
Central Angle = 35°37'20" Chord Bearing = S 52°33'31" E
Radius = 238.01 feet Chord Distance = 145.60 feet

20) **S 77° 31' 46" E 174.88 feet** to the waters of the Killbuck Creek – witnessed by a capped reference pin set **N 77° 31' 46" W 80.67 feet**.

21) **Southwesterly**, with the waters of the creek, the meanderings thereof and the arc of a curve concave to the northwest, a distance of 343.48 feet to a point.
The aforementioned curve has the following properties.
Central Angle = 09°06'46" Chord Bearing = S 17°0'37" W
Radius = 2159.56 feet Chord Distance = 343.12 feet

22) **S 21° 23' 26" W 269.45 feet**, with the waters of the creek and the meanderings thereof, to a point on the south line of the quarter section – witnessed by a capped reference pin set **S 89° 33' 24" W 19.84 feet**.

23) **S 89° 33' 24" W 85.31 feet**, along the south line of the quarter section, to the **Point of Beginning**.

This parcel contains 54.735 acres; of which 39.259 acres lie in the northeast quarter and 10.462 acres lie in the southeast quarter of Section 20 and 5.014 acres lie in the northwest quarter of Section 21.

A portion of this parcel lies within a known floodplain.

Prior Instrument: Deed Volume 570, page 233.

Permanent Parcel #: all of 56-02321.000 and 56-01003.000.

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in October 2018, 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 grid north of the Ohio State Plane Coordinate System. **WW- 211**

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

DON'T USE THIS SCAN FOR RECORDING. DOESN'T MEET STATE STANDARDS

FOR MARGINS.

