

R.W.

**GASBARRE** & Associates, Inc.

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Grantor(s): **James C. Westfall**  
**10218 S Elyria Road**  
**Shreve, OH 44676**

March 11, 2020

Boundary Description  
**43.529 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Clinton** in the **southwest and northwest quarters of Section 22, T-18N, R-14W.**

Being all of the land described in deeds to **James C. Westfall** recorded in official record volume 72, page 423 and official record volume 332, page 582 of the Wayne County records.

Described as follows:

**Commencing** at 3/4 inch diameter steel pin found in Elyria Road (County Road 149) marking the northwest corner of the southwest quarter of Section 22.

Thence S 00° 13' 52" E 137.00 feet, along the west line of the quarter section and in Elyria Road, to a 3/4 inch diameter steel pin found at the southwest corner of James C. Westfall as described in official record volume 332, page 585, the **Point of Beginning** for the parcel herein described – witnessed by a 3/4 inch diameter steel reference pin found S 89° 29' 05" E 30.00 feet.

Thence with the following TEN courses:

- 1) S 89° 29' 05" E 347.80 feet, along the south line of Westfall, to a capped pin set.
- 2) N 00° 13' 49" W 250.50 feet, along the east line of Westfall and passing into the northwest quarter at a distance of 136.98 feet, to a capped pin set on the south line of Frederick J. and Ethel E. Weekly as described in official record volume 741, page 277.
- 3) S 89° 29' 05" E 1858.61 feet, along the south line of Weekly, to a capped pin set on the northwesterly line of Conrail (formerly the Pittsburgh, Fort Wayne and Chicago Railway) as described in deed volume 258, page 569.

The following SIX courses (Courses 4 through 9) follow the northwesterly line of the Railroad.

- 4) S 41° 29' 33" W 551.72 feet, passing into the southwest quarter at a distance of 150.48 feet, to a capped pin set a point of curvature.

- 5) **Southwesterly**, along the arc of a curve to the right, a distance of 40.97 feet to a capped pin set at a point of curvature.

The aforementioned curve has the following properties:

Central angle =  $00^{\circ} 24' 57''$

Radius = 5644.58 feet

Chord Bearing =  $S 41^{\circ} 46' 31'' W$

Chord Distance = 40.97 feet

- 6) **Southwesterly**, along the arc of a curve to the right, a distance of 448.31 feet to a capped pin set.

The aforementioned curve has the following properties:

Central angle =  $09^{\circ} 12' 07''$

Radius = 2791.45 feet

Chord Bearing =  $S 46^{\circ} 35' 02'' W$

Chord Distance = 447.83 feet

- 7) **S  $59^{\circ} 12' 51'' W$  779.83 feet** to a capped pin set.

- 8) **Southwesterly**, along the arc of a curve concave to the north, a distance of 722.43 feet to a capped pin set at a point of curvature.

The aforementioned curve has the following properties:

Central angle =  $14^{\circ} 49' 42''$

Radius = 2791.45 feet

Chord Bearing =  $S 74^{\circ} 39' 28'' W$

Chord Distance = 720.42 feet

- 9) **Southwesterly**, along the arc of a curve to the right, a distance of 118.94 feet to a point on the west line of the quarter section and in Elyria Road – witnessed by a railroad spike found  $N 16^{\circ} 16' 48'' E$  1.08 feet and by a capped reference pin set  $N 83^{\circ} 07' 27'' E$  30.49 feet.

The aforementioned curve has the following properties:

Central angle =  $01^{\circ} 12' 24''$

Radius = 5647.13 feet

Chord Bearing =  $S 82^{\circ} 40' 31'' W$

Chord Distance = 118.94 feet

- 10) **N  $00^{\circ} 13' 52'' W$  1125.87 feet**, along the west line of the quarter section and in Elyria Road, to the **Point of Beginning**.

**This parcel contains 43.529 acres;** of which 38.814 acres lie in the southwest quarter and 4.715 acres lie in the northwest quarter of Section 22

**Prior Instrument: official record volume 72, page 423 and official record volume 332, page 582.**

**Permanent Parcel #: all of 19-00611.000 and 19-00613.000.**

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in March 2020, 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 WW page 634.

All bearings are related and based on the west line of the quarter section according to survey TT-860.

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 3/11/20  
Edward A. Gasbarre, P.S. 7036

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