

Boundary Description  
**60.141 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southwest quarter of Section 24 and the northwest quarter of Section 25, T-15N, R-13W.**

Being all of the land described in deeds to **Paul A. Kauffman** recorded in official record volume 811, page 2412 and official record volume 938, page 1986 of the Wayne County records.

Described as follows:

**Beginning** at an iron monument found in Fredericksburg Road (County Road 501) marking southwest corner of the southwest quarter of Section 24 – witnessed by a capped reference pin found S 89° 58' 50" E 25.00 feet.

Thence with the following ELEVEN courses:

- 1) **N 00° 26' 22" W 587.56 feet**, along the west line of the quarter section and in Fredericksburg Road (County Road 501), to a westerly corner of Paul A. Kauffman as described in official record volume 811, page 2412 – witnessed by a capped reference pin found S 89° 57' 12" E 25.00 feet.
- 2) **S 89° 57' 12" E 1334.59 feet**, along a southerly line of Kauffman, to a 5/8 inch diameter steel pin found.
- 3) **S 00° 26' 22" E 586.92 feet**, along a westerly line of Kauffman, to a capped pin set on the south line of the quarter section.
- 4) **S 89° 58' 50" E 1286.02 feet**, along the south line of the quarter section, to a pointed granite stone found marking the southeast corner thereof.
- 5) **S 00° 21' 42" E 1217.86 feet**, into the northwest quarter of Section 25 and along the east line of the quarter section, to a northeasterly corner of Kevin T. Power and Susan G. Power, Co-Trustees as described in official record volume 904, page 4238 – witnessed by a 1-1/4 inch diameter steel pipe found S 89° 16' 27" W 2.85 feet.
- 6) **S 89° 16' 27" W 739.94 feet**, along a northerly line of Power, to a 5/8 inch diameter steel pin found at the southeast corner of John R. and Gloria E. Bernadine as described in official record volume 208, page 641.
- 7) **N 00° 23' 03" W 817.11 feet**, along the east line of Bernadine, to a one inch diameter steel pipe found.

- 8) **S 89° 15' 58" W 548.90 feet**, along the north line of Bernadine and the extension thereof, to a one inch diameter crimped steel pipe found.
- 9) **S 00° 11' 52" E 110.48 feet**, along the west line of Bernadine, to a 5/8 inch diameter steel pin found at a northeasterly corner of the previously mentioned Power.
- 10) **N 89° 58' 50" W 1334.38 feet**, along the north line of Power, to a point on the west line of the quarter section and in Fredericksburg Road – witnessed by a capped reference pin set S 89° 58' 40" E 25.00 feet.
- 11) **N 00° 00' 30" W 528.00 feet**, along the west line of the quarter section and in Fredericksburg Road, to the **Point of Beginning**.

**This parcel contains 60.141 acres;** of which 17.991 acres lie in the southwest quarter of Section 24 and 42.150 acres lie in the northwest quarter of Section 25. This parcel is subject to the pipeline right-of-ways and easements described in official record volume 832, page 1750 and volume 832, page 1762.

Prior Instrument: official record volume 811, page 2412 and official record volume 938, page 1986.

Permanent Parcel #: all of 30-00643.002, 30-00464.000 and 30-00645.000.

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in March 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 186.

All bearings are related and based on Grid North of the Ohio State Plain 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.

 3/10/22

Edward A. Gasbarre, P.S. 7036

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