

Boundary Description  
5.673 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northeast quarter of Section 34, T-16N, R-11W**.

Being part of the land described in a deed to **Ivan H. and Cindy Sue Wengerd** recorded in official record volume 907, page 626 of the Wayne County records.

Described as follows:

**Commencing** at a railroad spike found in the intersection of Mt. Easton Road (State Route 94) and Jericho Road (County Road 80) marking the center of Section 34.

Thence S 87° 00' 04" E 1317.09 feet, along the south line of the quarter section and in Jericho Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 10° 43' 59" E 34.30 feet.

Thence with the following EIGHT courses:

- 1) N 10° 43' 59" E 183.92 feet to a capped pin set.
- 2) N 32° 20' 31" E 144.32 feet to a capped pin set.
- 3) N 12° 05' 03" W 158.38 feet to a capped pin set.
- 4) N 86° 59' 41" W 188.29 feet to a capped pin set.
- 5) N 02° 54' 07" E 364.00 feet to a capped pin set on the southerly line of Ervin Jr. and Kristine Weaver as described in official record volume 907, page 1741.
- 6) S 87° 00' 04" E 400.00 feet, along a southerly line of Weaver, to a capped pin set.
- 7) S 02° 54' 07" W 825.00 feet, along a westerly line of Weaver and the extension thereof, to a point on the south line of the quarter section and in Jericho Road – witnessed by a railroad spike found S 2° 54' 07" W 0.40 feet and a capped reference pin set N 02° 54' 07" E 30.00 feet.
- 8) N 87° 00' 04" W 266.75 feet, along the south line of the quarter section and in Jericho Road, to the **Point of Beginning**.

**This parcel contains 5.673 acres** and is benefitted by the easement described in official record \_\_\_\_, page \_\_\_\_.

Prior Instrument: official record volume 907, page 626.

Permanent Parcel #: part of 47-00476.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in April 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 236

All bearings are related and common with record survey WW-609.

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* 4/27/22

Edward A. Gasbarre, P.S. 7036

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Boundary Description  
12.749 Acres

Situated in the State of Ohio, County of Wayne, Township of Sugar Creek in the northeast quarter of Section 34, T-16N, R-11W.

Being part of the land described in a deed to **Ivan H. and Cindy Sue Wengerd** recorded in official record volume 907, page 626 and all of the land described in official record volume 937, page 5915 of the Wayne County records.

Described as follows:

**Commencing** at a railroad spike found in the intersection of Mt. Eaton Road (State Route 94) and Jericho Road (County Road 80) marking the center of Section 34.

Thence S 87° 00' 04" E 868.12 feet, along the south line of the quarter section and in Jericho Road, to the southeast corner of Country Metal Products, LLC as described in official record volume 927, page 1718, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 34° 56' 21" W 30.00 feet.

Thence with the following NINE courses:

- 1) N 34° 56' 21" W 461.02 feet, along an easterly line of Country Metal Products, LLC., to a capped pin set.
- 2) N 12° 52' 46" W 479.71 feet, along an easterly line of Country Metal Products, LLC., to a capped pin set on the south line of Vernon E. and Barbara Weaver as described in official record volume 907, page 1092.
- 3) S 87° 00' 04" E 729.01 feet, along the south line of Weaver and the extension thereof, to a capped pin set on a southerly line of Ervin Jr. and Kristine Weaver as described in official record volume 907, page 1741.
- 4) S 02° 54' 07" W 364.00 feet to a capped pin set.
- 5) S 86° 59' 41" E 188.29 feet to a capped pin set.
- 6) S 12° 05' 03" E 158.38 feet to a capped pin set.
- 7) S 32° 20' 31" W 144.32 feet to a capped in set.
- 8) S 10° 43' 59" W 183.92 feet to a point on the south line of the quarter section and in Jericho Road, witnessed by a capped reference pin set N 10° 43' 59" E 34.30 feet.
- 9) N 87° 00' 04" W 448.97 feet, along the south line of the quarter section and in Jericho Road, to the **Point of Beginning**.

**This parcel contains 12.749 acres** and is subject to the easement described in official record \_\_\_\_, page \_\_\_\_.

Prior Instrument: official record volume 907, page 626 and official record volume 937, page 5915.

Permanent Parcel #: part of 47-00476.000 and all of 47-00476.002

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in April 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 236

All bearings are related and common with record survey WW-609.

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 4/27/22

Edward A. Gasbarre, P.S. 7036

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5) S 12° 05' 03" E 119.65 feet to a point on a southerly line of a 5.673 acre parcel and there Terminate.

**Prior Instrument: official record volume 907, page 626.**

**Permanent Parcel #: part of 47-00476.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 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 236

All bearings are related and common with record survey WW-609.

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 4/27/22

Edward A. Gasbarre, P.S. 7036

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- 6) **Northeasterly**, along the arc of a curve to the right, a distance of 22.63 feet to a point of tangency.  
The aforementioned curve has the following properties:  
Central Angle =  $21^{\circ} 36' 32''$  Chord Bearing = N  $21^{\circ} 32' 15''$  E  
Radius = 60.00 feet Chord Distance = 22.49 feet
- 7) **N  $32^{\circ} 20' 31''$  E 89.64 feet** to a point of curvature.
- 8) **Northeasterly**, along the arc of a curve to the left, a distance of 77.54 feet to a point of tangency.  
The aforementioned curve has the following properties:  
Central Angle =  $44^{\circ} 25' 33''$  Chord Bearing = N  $10^{\circ} 07' 44''$  E  
Radius = 100.00 feet Chord Distance = 75.61 feet
- 9) **N  $12^{\circ} 05' 03''$  W 116.04 feet**, to a southerly line of a 5.673 acre parcel and there **Terminate**.

**Prior Instrument: official record volume 907, page 626.**

**Permanent Parcel #: part of 47-00476.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 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 236

All bearings are related and common with record survey WW-609.

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.

 4/27/22

Edward A. Gasbarre, P.S. 7036

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