

Boundary Description
0.044 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **northeast quarter of Section 12, T-15N, R-13W.**

Being part of the land described in a deed to **Lisa Todaro, John Grande and George Grande** recorded in official record volume 915, page 784 of the Wayne County records.

Described as follows:

Beginning at a stone monument found marking northwest corner of the northeast quarter of Section 12.

Thence with the following **THREE** courses:

- 1) **N 88° 34' 02" E 135.91 feet**, along the north line of the quarter section, to a point on the northerly line of State of Ohio as described in official record volume 492, page 2358 and being the northerly line of U.S. 30 (a Limited Access Highway) – witnessed by a 3/4 inch diameter steel pin found **N 76° 52' 35" E 0.57 feet**.

- 2) **Southwesterly**, along the northerly line of State of Ohio and U.S. 30 and with the arc of a curve concave to the northwest, a distance of 139.03 feet to a point on the west line of the quarter section – witnessed by a 3/4 inch diameter steel pin found **N 77° 23' 16" E 0.40 feet**.
 The aforementioned curve has the following properties:
 Central Angle = **01° 02' 44"**
 Radius = **7499.44 feet**
 Chord Bearing = **S 77° 01' 06" W**
 Chord Distance = **139.02 feet**

- 3) **N 00° 49' 34" W 27.83 feet**, along the west line of the quarter section, to the **Point of Beginning**.

This parcel contains 0.044 acres.

Prior Instrument: official record volume 915, page 784.

Permanent Parcel #: part of 55-00028.001

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 ~~487~~

All bearings are related and based on an assumed meridian.

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 4/08/22

Edward A. Gasbarre, P.S. 7036

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Boundary Description
20.207 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **northeast quarter of Section 12, T-15N, R-13W.**

Being part of the land described in a deed to **Lisa Todaro, John Grande and George Grande** recorded in official record volume 915, page 784 of the Wayne County records.

Described as follows:

Commencing at a stone monument found marking northwest corner of the northeast quarter of Section 12.

Thence N 88° 34' 02" E 1102.51 feet, along the north line of the quarter section, to a 3/4 inch diameter steel pin found on the southerly line of State of Ohio as described in official record volume 492, page 2358 and being the southerly line of U.S. 30 (a Limited Access Highway), the **Point of Beginning** for the parcel herein described.

Thence with the following EIGHTEEN courses:

- 1) N 88° 34' 02" E 730.60 feet, along the north line of the quarter section, to a 5/8 inch diameter steel pin found at the northwest corner of Chris Tomassetti as described in official record volume 891, page 670.
- 2) S 39° 50' 20" W 217.37 feet, along the westerly line of Tomassetti, to a 5/8 inch diameter steel pin found at the northerly corner of Roger I. and Melissa A. Rule as described in official record volume 512, page 2279.
- 3) S 64° 53' 36" W 214.69 feet, along a northerly line of Rule, to a capped pin marked "Rudolph 6449" found.
- 4) S 59° 37' 57" W 211.92 feet, along a northerly line of Rule, to a capped pin marked "Rudolph" found at the northerly corner of Mark Grande as described in official record volume 934, page 1434.
- 5) S 80° 25' 08" W 71.18 feet, along the northerly line of Grande, to a 5/8 inch diameter steel pin found.
- 6) S 48° 19' 46" W 104.60 feet, along a westerly line of Grande, to a capped pin set.
- 7) S 31° 18' 08" W 475.39 feet, along a westerly line of Grande, to a capped pin marked "Rudolph" found on the northerly line of Yvonne F. Butler as described in official record volume 54, page 151 and official record volume 875, page 1871.
- 8) N 65° 35' 09" W 11.89 feet, along the northerly line of Butler, to a 3/4 inch diameter crimped steel pipe found at the northwest corner thereof.

- 9) **S 02° 34' 36" E 273.09 feet**, along the west line of Butler, to a record railroad spike in East Lincoln Way (County Road 30-A) at the northeast corner of Fosters Folly, LLC, as described in official record volume 861, page 2383 – witnessed by a capped reference pin set N 02° 34' 36" W 50.09 feet.
- 10) **S 89° 38' 25" W 266.71 feet**, in East Lincoln Way, along the north line of Fosters Folly, LLC, and the extension thereof, to a record railroad spike at the southeast corner of Christopher and Megan Bendon as described in official record volume 912, page 3669 – witnessed by a capped reference pin set N 35° 01' 34" W 47.59 feet.
- 11) **N 35° 01' 34" W 246.02 feet**, along an easterly line of Bendon, to a point in the Apple Creek – witnessed by a capped reference pin set S 35° 01' 34" E 39.98 feet.
- 12) **N 54° 07' 34" W 259.71 feet**, along an easterly line of Bendon, to a capped pin set.
- 13) **N 00° 49' 34" W 90.42 feet**, along an easterly line of Bendon, to a 1-1/2 inch diameter steel pipe found.
- 14) **N 63° 48' 15" W 329.30 feet**, along the northerly line of Bendon, to a capped pin set on the west line of the quarter section.
- 15) **N 00° 49' 34" W 163.41 feet**, along the west line of the quarter section, to the southerly line of State of Ohio as described in official record volume 492, page 2358 and being the southerly line of U.S. 30 (a Limited Access Highway) – witnessed by a capped pin marked "ODOT R/W" found N 77° 59' 13" E 0.32 feet.
- 16) **Northeasterly**, along the southerly line of State of Ohio and U.S. 30 and with the arc of a curve concave to the northwest, a distance of 868.44 feet to a 3/4 inch diameter steel pin found.
The aforementioned curve has the following properties:

Central Angle = 06° 23' 16"	Chord Bearing = N 74° 47' 39" E
Radius = 7789.44 feet	Chord Distance = 867.99 feet
- 17) **N 62° 28' 33" E 205.79 feet**, along the southerly line of State of Ohio and U.S. 30, to a capped pin marked "ODOT R/W" found.
- 18) **Northeasterly**, along the southerly line of State of Ohio and U.S. 30 and with the arc of a curve concave to the southeast, a distance of 82.46 feet to the **Point of Beginning**.
The aforementioned curve has the following properties:

Central Angle = 00° 36' 32"	Chord Bearing = N 69° 49' 24" E
Radius = 7759.44 feet	Chord Distance = 82.46 feet

This parcel contains 20.207 acres, a portion of which lies within a known floodplain.

This parcel is benefited by the Access Easement described in official record volume 934, page 91.

Prior Instrument: official record volume 915, page 784.

Permanent Parcel #: part of 55-00028.001

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 ~~48~~⁷.

All bearings are related and based on an assumed meridian.

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 4/08/22

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