

Boundary Description
46.548 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **northeast quarter of Section 29, T-15N, R-13W.**

Being all of the land described in deeds to **Roger Phillip Smailes Revocable Trust dated 01/10/2013, as may be amended, modified and/or restated** recorded in official record volume 737, page 187 and official record volume 952, page 5204 of the Wayne County records.

Described as follows:

Commencing in Batdorf Road (Township Road 177) at the northwest corner of the northeast quarter of Section 29 – said corner witnessed by a capped pin marked “Rudolph 6449” found N 89° 22’ 58” E 30.01 feet.

Thence N 89° 22’ 58” E 393.96 feet, along the north line of the quarter section, to a 5/8 inch diameter steel pin found at the northeast corner of Lot 112 of the Smailes Allotment No. 1 recorded in plat volume 26, page 134, the **Point of Beginning** for the parcel herein described.

Thence with the following FIFTEEN courses:

- 1) **N 89° 22’ 58” E 1200.39 feet**, along the north line of the quarter section, to a point in the Killbuck Creek on the westerly line of the former Pennsylvania Railroad (now Conrail) – witnessed by a capped reference pin set S 89° 22’ 58” W 82.47 feet.
- 2) **S 21° 19’ 19” W 2627.92 feet**, along the westerly line of the railroad, to a capped pin marked “Rudolph 6449” found.
- 3) **S 37° 00’ 11” W 200.00 feet**, along the westerly line of the railroad, to a capped pin marked “Rudolph 6449” found.
- 4) **S 30° 20’ 21” W 138.25 feet**, along the westerly line of the railroad, to a capped pin marked “Rudolph 6449” found.
- 5) **N 2° 10’ 42” E 1435.80 feet**, along an easterly line of Lot 127 of the RRC Investment Plat No.1 recorded in plat volume 33, page 371, to a capped pin set.
- 6) **N 89° 14’ 33” W 491.19 feet**, along the north line of Lot 127 and the extension thereof, to a chain link fence corner post found on the east right of way line of Batdorf Road.
- 7) **N 0° 48’ 58” E 60.00 feet**, along the east right of way line of Batdorf Road, to the southwest corner of Lot 8 of the Clevenger Allotment No. 1 recorded in plat volume 5, page 475 – witnessed by a 3/4 inch diameter steel pin found N 89° 14’ 33” W 0.30 feet.
- 8) **S 89° 14’ 33” E 259.44 feet** to a 5/8 inch diameter steel pin found at the southeast corner of M. Gregory Barton and Kristina Barton as described in deed volume 720, page 466.

- 9) N 0° 50' 47" E 170.00 feet, along the east line of Barton, to a 3/4 inch diameter steel pin found.
- 10) N 89° 24' 27" W 59.82 feet, along the north line of Barton, to a 1 inch diameter steel pipe found at the southeast corner of Lot 7 of said Clevenger Allotment No. 1.
- 11) N 0° 46' 35" E 99.96 feet, along the east line of Lot 7, to a 1 inch diameter steel pipe found.
- 12) N 89° 23' 42" W 199.63 feet, along the north line of Lot 7, to a capped pin set on the east right of way line of Batdorf Road.
- 13) N 0° 48' 58" E 760.25 feet, along the right of way line, to a 5/8 inch diameter steel pin found at the southwest corner of Lot 112 of the Smailes Allotment No. 1 recorded in plat volume 26, page 134.
- 14) S 89° 08' 24" E 363.69 feet, along the south line of Lot 112, to a 5/8 inch diameter steel pin found.
- 15) N 0° 51' 22" E 188.98 feet, along the east line of Lot 112, to the **Point of Beginning**.

This parcel contains 46.548 acres.

This parcel is subject to the pipeline easement described in official record volume 856, page 284.

Prior Instrument: official record volume 737, page 187 and official record volume 952, page 5204.

Permanent Parcel #: all of 56-01100.001 and 56-01100.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in May 2023, 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 563.

All bearings are related and common with record survey XX-421.

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 6/05/23

Edward A. Gasbarre, P.S. 7036

\\hp4\Data (F)\ADAT4\AJOB5\2K22\Job022\Smailes 46.548 Ac Legal.docx

