

**BOUNDARY DESCRIPTION**  
**97.016 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Wayne** in the **southwest and southeast quarters of Section 16 and the southeast quarter Section 17, T-16N, R-13W.**

Being part of the land described in deeds to **J. McCoy Farm Homestead, LLC** recorded in official record volume 818, pages 486 and 519 of the Wayne County records.

Described as follows:

**Beginning** at a 1-1/4 inch diameter steel pipe found marking the northwest corner of the southwest quarter of Section 16.

Thence with the following SEVENTEEN courses:

- 1) **S 89° 40' 21" E 2281.61 feet**, along the north line of the quarter section, to a point in Friendsville Road (County Road 6) – witnessed by a capped reference pin set N 89° 40' 21" W 34.65 feet.
- 2) **S 13° 19' 57" E 1467.36 feet**, along the westerly line of Bowen Realty Holdings LLC as described in official record volume 319, page 621 and official record volume 328, page 637, to the northeast corner of J. Matthew and Carrie E. McCoy as described in official record volume 641, page 2679 – witnessed by a capped reference pin found S 78° 55' 33" W 29.94 feet.
- 3) **S 78° 55' 33" W 720.30 feet**, along the northerly line of McCoy, to a capped pin found.
- 4) **S 21° 35' 32" E 657.32 feet**, along the westerly line of McCoy, to a capped pin found.
- 5) **S 89° 41' 49" E 643.44 feet**, along the south line of McCoy and passing into the southeast quarter of Section 16 at a distance of 492.92 feet, to a point in Friendsville Road on the westerly line of said Bowen Realty Holdings LLC – witnessed by a capped reference pin set N 89° 41' 49" W 40.50 feet.
- 6) **S 13° 19' 57" E 508.99 feet**, in Friendsville Road and along the westerly line of Bowen Realty Holdings LLC, to one inch diameter steel pin found on the south line of the quarter section in the intersection of Smithville-Western Road (County Road 86).
- 7) **N 89° 52' 36" W 265.62 feet**, along the south line of the quarter section and in Smithville-Western Road, to the southwest corner of the quarter section – witnessed by a capped reference pin found S 00° 25' 49" E 50.50 feet.
- 8) **N 89° 41' 21" W 889.54 feet**, along the south line of the southwest quarter and in Smithville-Western Road, to a point – witnessed by a capped reference pin set N 25° 35' 12" W 48.02 feet.

The following seven courses (courses 9 through 15) follow the lines of the Belmont Crossings Subdivision recorded in plat volume 33, page 83.

- 9) **N 25° 35' 12" W 1062.96 feet** to a capped pin set.

- 10) S 64° 25' 44" W 60.00 feet to a capped pin set.
- 11) N 25° 34' 16" W 939.05 feet to a 5/8 inch diameter steel pin found.
- 12) N 00° 34' 16" W 346.60 feet to a 5/8 inch diameter steel pin found.
- 13) S 89° 25' 44" W 858.91 feet, passing a capped pin set on the west line of the quarter section at a distance of 832.43 feet, to a capped pin marked "Engineering Associates" found.
- 14) S 00° 34' 16" E 30.56 feet to a capped pin marked "Engineering Associates" found.
- 15) S 89° 25' 44" W 424.94 feet to a point in Burbank Road (State Route 83) on the easterly line of Buchholz Brothers an Ohio Partnership as described in official record volume 514, page 475 – witnessed by a 5/8 diameter steel reference pin found N 89° 25' 44" E 40.55 feet.
- 16) N 25° 34' 30" W 664.84 feet, in Burbank Road and along the easterly line of Buchholz Brothers, to a point on the north line of the quarter section – witnessed by a one inch diameter steel reference pipe found N 89° 54' 54" E 34.04 feet.
- 17) N 89° 55' 54" E 731.83 feet, along the north line of the quarter section, to the **Point of Beginning**.

**This parcel contains 97.016 acres;** of which 86.540 acres lie in the southwest quarter and 2.365 acres lie in the southeast quarter of Section 16 and 8.111 acres lie in the southeast quarter of Section 17.

**Prior Instrument: official record volume 818, pages 486 and 519.**

**Permanent Parcel #: all of 53-00796.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 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 1094

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

 12/19/23

Edward A. Gasbarre, P.S. 7036

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