

BOUNDARY DESCRIPTION
13.078 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wayne** in the **northeast quarter of Section 19, T-16N, R-13W.**

Being part of a 21.803 acre tract described in a deed to **David E. Hradek, trustee of the Hradek Family Irrevocable Family Trust U/A dated December 9, 2022** recorded in official record volume 948, page 4592 of the Wayne County records.

Described as follows:

Commencing at a 1 inch diameter steel pipe found in Smithville-Western Road (County Road 86) marking the northwest corner of the northeast quarter of Section 19.

Thence S 85° 45' 13" E 505.87 feet, along the north line of the quarter section and in Smithville-Western Road, to a 1 inch diameter crimped steel pipe found at the northwest corner of Brenda Ellcessor as described in deed volume 656, page 250 – witnessed by a capped reference pin set S 12° 35' 04" E 30.00 feet.

Thence S 12° 35' 04" E 594.66 feet, along the west line of Ellcessor, to a 1 inch diameter steel pipe found at the southwest corner thereof and the **Point of Beginning** for the parcel herein described.

Thence with the following TEN courses:

- 1) **N 73° 46' 46" E 392.98 feet**, along a southerly line of Ellcessor, to a 1 inch diameter crimped steel pipe found.
- 2) **N 88° 32' 04" E 421.93 feet**, along a southerly line of Ellcessor and the extension thereof, to a 1 inch diameter crimped steel pipe found at a westerly corner of Andrew D. and Jennifer L. Badertscher as described in official record volume 761, page 196.
- 3) **S 21° 54' 55" E 448.70 feet**, along a westerly line of Badertscher, to a capped pin found at the southwest corner thereof.
- 4) **N 79° 07' 36" E 415.71 feet**, along the south line of Badertscher, to a point in Clear Creek Valley Road (Township Road 112) on the west line of Patrick E. and Penny J. Lee as described in deed volume 515, page 679 – witnessed by a 3/4 inch diameter steel reference pipe found S 79° 07' 36" W 17.21 feet.
- 5) **S 11° 56' 57" E 50.01 feet**, in Clear Creek Valley Road and along the west line of Lee, to a point – witnessed by a capped reference pin set S 78° 07' 36" W 18.89 feet.

- 6) **S 79° 07' 36" W 406.89 feet** to a capped pin set.
- 7) **S 45° 11' 30" W 299.19 feet** to a capped pin found at a northeasterly corner of a 21.485 acre tract described in a deed to David E. Hradek, trustee of the Hradek Family Irrevocable Family Trust U/A dated December 9, 2022 recorded in official record volume 948, page 4592.
- 8) **N 86° 35' 25" W 247.48 feet**, along a northerly line of the 21.485 acre tract, to a capped pin found.
- 9) **S 76° 15' 36" W 396.29 feet**, along a northerly line of the 21.485 acre tract, to a capped pin found.
- 10) **N 12° 35' 04" W 648.81 feet**, along the east line of Brenda Ellcessor as described in official record volume 495, page 154 and the extension thereof, to the **Point of Beginning**.

This parcel contains 13.078 acres.

Prior Instrument: official record volume 948, page 4592.

Permanent Parcel #: part of 53-01056.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 2024, 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 763

All bearings are related and common with record survey VV-241.

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, P.S. 7036

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BOUNDARY DESCRIPTION
8.725 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wayne** in the **northeast quarter of Section 19, T-16N, R-13W.**

Being part of a 21.803 acre tract described in a deed to **David E. Hradek, trustee of the Hradek Family Irrevocable Family Trust U/A dated December 9, 2022** recorded in official record volume 948, page 4592 of the Wayne County records.

Described as follows:

Commencing at a 1 inch diameter steel pipe found in Smithville-Western Road (County Road 86) marking the northwest corner of the northeast quarter of Section 19.

Thence S 85° 45' 13" E 505.87 feet, along the north line of the quarter section and in Smithville-Western Road, to a 1 inch diameter crimped steel pipe found at the northwest corner of Brenda Ellcessor as described in deed volume 656, page 250 – witnessed by a capped reference pin set S 12° 35' 04" E 30.00 feet.

Thence S 12° 35' 04" E 1243.47 feet, along the west line of Ellcessor and the extension thereof, to a capped pin set at a northwesterly corner of a 21.485 acre tract described in a deed to David E. Hradek, trustee of the Hradek Family Irrevocable Family Trust U/A dated December 9, 2022 recorded in official record volume 948, page 4592.

Thence N 76° 15' 36" E 396.29 feet, along a northerly line of the 21.485 acre tract, to a capped pin found.

Thence S 86° 35' 25" E 247.48 feet, along a northerly line of the 21.485 acre tract, to a capped pin found at the **Point of Beginning** for the parcel herein described.

Thence with the following SEVEN courses:

- 1) **N 45° 11' 30" E 299.19** to a capped pin set.
- 2) **N 79° 07' 36" E 406.89 feet** to a point in Clear Creek Valley Road (Township Road 112) on the west line of Patrick E. and Penny J. Lee as described in deed volume 515, page 679 – witnessed by a capped reference pin set S 78° 07' 36" W 18.89 feet.
- 3) **S 11° 56' 57" E 88.97 feet**, in Clear Creek Valley Road and along the west line of Lee, to a point – witnessed by a capped reference pin set N 84° 21' 53" W 23.48 feet.

- 4) **S 5° 38' 07" W 648.90 feet**, in Clear Creek Valley Road, along the west line of Jeffrey A. and Krista D. Mills as described in official record volume 882, page 437 and the extension thereof, to the northeast corner of Jimmy Gonzalez as described in official record volume 716, page 266 - witnessed by a capped reference pin found **S 84° 08' 29" W 23.94 feet**.
- 5) **S 84° 08' 29" W 250.00 feet**, along a northerly line of Gonzalez, to a capped pin found.
- 6) **N 76° 06' 29" W 300.00 feet**, along a northerly line of Gonzalez, to a 3/4 inch diameter steel pipe found at an easterly corner of said 21.485 acre tract.
- 7) **N 3° 49' 19" W 399.58 feet**, along an easterly line of the 21.485 acre tract, to the **Point of Beginning**.

This parcel contains 8.725 acres.

Prior Instrument: official record volume 948, page 4592.

Permanent Parcel #: part of 53-01056.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 2024, 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 7103.

All bearings are related and common with record survey VV-241.

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, P.S. 7036

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Hradek Closure Report 224023

Lot Closure Report - Lot : 8.725 Ac

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Thursday, March 14, 2024, 12:38:27p.m.

Starting location (North, East) = (4856.151, 15753.859)

(In the table below, the Length of Curves refers to the chord length.
and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S84°08'29"W	250.000	No	4830.632	15505.165
2	Line	N76°06'29"W	300.000	No	4902.660	15213.940
3	Line	N03°49'19"W	399.580	No	5301.351	15187.305
4	Line	N45°11'30"E	299.190	No	5512.202	15399.571
5	Line	N79°07'36"E	406.890	No	5588.957	15799.156
6	Line	S11°56'57"E	88.970	No	5501.915	15817.577
7	Line	S05°38'07"W	648.900	No	4856.151	15753.858

Ending location (North, East) = (4856.151, 15753.858)

Total Distance : 2393.530
Total Traverse Stations : 8
Misclosure Direction : N76°35'36"E (from ending location to starting location)
Misclosure Distance : 0.001
Error of Closure : 1:1630186.6
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 380053.862 sq. ft. (straight segment added to close
traverse)

= 8.724836 Acres

Lot Closure Report - Lot : 13.078 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S79°07'36"W	406.890	No	5512.202	15399.571
2	Line	S45°11'30"W	299.190	No	5301.351	15187.305
3	Line	N86°35'25"W	247.480	No	5316.070	14940.264
4	Line	S76°15'36"W	396.290	No	5221.945	14555.314
5	Line	N12°35'04"W	648.810	No	5855.168	14413.952
6	Line	N73°46'46"E	392.980	No	5964.941	14791.289
7	Line	N88°32'04"E	421.930	No	5975.732	15213.081
8	Line	S21°54'55"E	448.700	No	5559.457	15380.552
9	Line	N79°07'36"E	415.710	No	5637.876	15788.798
10	Line	S11°56'57"E	50.010	No	5588.949	15799.153

Ending location (North, East) = (5588.949, 15799.153)

Total Distance : 3727.990
Total Traverse Stations : 11
Misclosure Direction : N26°02'52"E (from ending location to starting location)
Misclosure Distance : 0.008
Error of Closure : 1:464712.1
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 569686.091 sq. ft. (straight segment added to close
traverse)

= 13.078193 Acres