

BOUNDARY DESCRIPTION  
4.011 Acres

Situated in the State of Ohio, County of Wayne, **Township of Canaan** in the **southeast quarter of Section 19, T-17N, R-13W.**

Being part of the land described in a deed to **Robert M. III and Kimberly M. Cutlip** recorded in official record volume 961, page 1296 of the Wayne County records.

Described as follows:

**Beginning** at a stone monument found in Steiner Road (Township Road 108) marking the southwest corner of the southeast quarter of Section 19 – witnessed by a capped reference pin set N 1° 33' 24" W 25.52 feet and a 3/4 inch diameter steel pin found S 1° 17' 48" E 30.02 feet.

Thence with the following **FOUR** courses:

- 1) **N 1° 33' 24" W 826.70 feet**, along the west line of the quarter section, to a capped pin set.
- 2) **S 89° 26' 41" E 211.47 feet** to a capped pin marked "Rudolph 6449" found at the northwest corner of a 5.572 acre parcel described in a deed to Robert M. III and Kimberly M. Cutlip recorded in official record volume 907, page 415.
- 3) **S 1° 33' 51" E 826.62 feet**, along the west line of the 5.572 acre parcel, to a point on the south line of the quarter section and in Steiner Road – witnessed by a capped reference pin marked "Rudolph 6449" found N 1° 33' 51" W 30.41 feet.
- 4) **N 89° 28' 00" W 211.58 feet**, along the south line of the quarter section and in Steiner Road, to the **Point of Beginning**.

**This parcel contains 4.011 acres** and is subject to and benefitted by the access easement described in official record volume \_\_\_, page \_\_\_.

Prior Instrument: official record volume 961, page 1296.

Permanent Parcel #: part of 07-00727.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 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 800

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.

 4/09/24

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

3.664 Acres

Situated in the State of Ohio, County of Wayne, **Township of Canaan** in the **southwest quarter of Section 19, T-17N, R-13W.**

Being part of the land described in a deed to **Robert M. III and Kimberly M. Cutlip** recorded in official record volume 961, page 1296 of the Wayne County records.

Described as follows:

**Beginning** at a stone monument found in Steiner Road (Township Road 108) marking the southeast corner of the southwest quarter of Section 19 – witnessed by a capped reference pin set N 1° 33' 24" W 25.52 feet and a 3/4 inch diameter steel pin found S 1° 17' 48" E 30.02 feet.

Thence with the following FOUR courses:

- 1) N 89° 07' 48" W 193.35 feet, in Steiner Road, along the south line of the quarter section, to a point – witnessed by a capped reference pin set N 1° 33' 24" W 25.16 feet.
- 2) N 1° 33' 24" W 825.64 feet, along an easterly line of Jason Wiles and Sandra Wiles as described in official record volume 961, page 2105, to a capped pin set.
- 3) S 89° 26' 41" E 193.31 feet to a capped pin set on the east line of the quarter section.
- 4) S 1° 33' 24" E 826.70 feet, along the east line of the quarter section, to the **Point of Beginning.**

**This parcel contains 3.664 acres** and is subject to and benefitted by the access easement described in official record volume \_\_\_, page \_\_\_.

Prior Instrument: official record volume 961, page 1296.

Permanent Parcel #: part of 07-00727.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 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 **800**

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.

*Edward A. Gasbarre* 4/10/24

Edward A. Gasbarre, P.S. 7036

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**BOUNDARY DESCRIPTION**  
**12.327 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Canaan in the southwest and southeast quarters of Section 19, T-17N, R-13W.**

Being part of the land described in a deed to **Robert M. III and Kimberly M. Cutlip** recorded in official record volume 961, page 1296 of the Wayne County records.

Described as follows:

**Commencing** at a stone monument found in Steiner Road (Township Road 108) marking the southeast corner of the southwest quarter of Section 19 – witnessed by a capped reference pin set N 1° 33' 24" W 25.52 feet and a 3/4 inch diameter steel pin found S 1° 17' 48" E 30.02 feet.

Thence N 89° 07' 48" W 193.35 feet, in Steiner Road, along the south line of the quarter section and into the southwest quarter, to a point – witnessed by a capped reference pin set N 1° 33' 24" W 25.16 feet.

Thence N 1° 33' 24" W 825.64 feet, along an easterly line of Jason Wiles and Sandra Wiles as described in official record volume 961, page 2105, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FIVE courses:

- 1) **N 1° 33' 24" W 527.31 feet**, along an easterly line of Wiles, to a capped pin set.
- 2) **S 89° 07' 48" E 193.35 feet**, along a southerly line of Wiles, to a point on the east line of the quarter section – witnessed by a capped pin set S 89° 28' 07" E 0.26 feet.
- 3) **S 89° 28' 07" E 827.19 feet**, into the southeast quarter and along the south line of Jason M. and Brandi L. Gasser as described in official record volume 699, page 247, to a capped pin marked "Rudolph 6449" found at the northwest corner of Brian S. and Shawna L. Wood as described in official record volume 417, page 1619.
- 4) **S 1° 34' 21" E 526.59 feet**, along a westerly line of Wood, to a capped pin marked "Rudolph" found at the northeast corner of Ronald J. Uhler and Brandon I. Uhler as described in official record volume 415, page 1591.
- 5) **N 89° 26' 41" W 1020.66 feet**, along the north line of Uhler and the extension thereof, to the **Point of Beginning**.

**This parcel contains 12.327 acres;** of which 2.336 acres lie in the southwest quarter and 9.991 acres lie in the southeast quarter of Section 19.

This parcel has no frontage on any public way but is benefitted by the Access Easement described in official record volume \_\_\_, page \_\_\_.

Prior Instrument: official record volume 961, page 1296.

Permanent Parcel #: part of 07-00727.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 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 800

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.

Edward A. Gasbarre 4/09/24  
Edward A. Gasbarre, P.S. 7036

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**BOUNDARY DESCRIPTION**  
**Access Easement**

Situated in the State of Ohio, County of Wayne, **Township of Canaan** in the **southwest and southeast quarters of Section 19, T-17N, R-13W.**

Being part of the land described in a deed to **Robert M. III and Kimberly M. Cutlip** recorded in official record volume 961, page 1296 of the Wayne County records.

Being a strip of land lying between parallel lines located 15 feet, where necessary, on each side of the following described centerline along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

**Commencing** at a stone monument found in Steiner Road (Township Road 108) marking the southeast corner of the southwest quarter of Section 19 – witnessed by a capped reference pin set N 1° 33' 24" W 25.52 feet and a 3/4 inch diameter steel pin found S 1° 17' 48" E 30.02 feet.

Thence N 89° 07' 48" W 28.62 feet, along the south line of the southwest quarter and in Steiner Road, to the **Point of Beginning** for the easement herein described.

Thence with the following NINE courses:

- 1) N 3° 29' 48" E 225.57 feet to a point of curvature.
- 2) **Northeasterly**, with the arc of a curve to the right, a distance of 52.74 feet to a point of tangency.  
The aforementioned curve has the following properties:  
Central Angle = 26° 16' 29"                      Chord Bearing = N 16° 38' 03" E  
Radius = 115.00 feet                              Chord Distance = 52.28 feet
- 3) N 29° 46' 17" E 55.15 feet to a point of curvature.
- 4) **Northeasterly**, with the arc of a curve to the left, a distance of 73.79 feet to a point of tangency.  
The aforementioned curve has the following properties:  
Central Angle = 36° 45' 50"                      Chord Bearing = N 11° 23' 22" E  
Radius = 115.00 feet                              Chord Distance = 72.53 feet
- 5) N 6° 59' 33" W 117.89 feet to a point of curvature.

- 6) **Northwesterly**, with the arc of a curve to the left, a distance of 22.07 feet to a point of tangency.  
The aforementioned curve has the following properties:  
Central Angle =  $10^{\circ}59'36''$  Chord Bearing = N  $12^{\circ}29'21''$  W  
Radius = 115.00 feet Chord Distance = 22.03 feet
- 7) **N  $17^{\circ}59'09''$  W 138.98 feet** to a point of curvature.
- 8) **Northwesterly**, with the arc of a curve to the right, a distance of 27.17 feet to a point of tangency.  
The aforementioned curve has the following properties:  
Central Angle =  $13^{\circ}32'16''$  Chord Bearing = N  $11^{\circ}13'01''$  E  
Radius = 115.00 feet Chord Distance = 27.11 feet
- 9) **N  $4^{\circ}26'53''$  W 134.98 feet** to the south line of a 12.327 acre parcel and there  
**Terminate**

Prior Instrument: official record volume 961, page 1296.  
Permanent Parcel #: part of 07-00727.000

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A copy of that survey is on file at the Wayne County map office. See survey volume XX, page 800

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Edward A. Gasbarre 4/09/24

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