

BOUNDARY DESCRIPTION
17.972 Acres

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

Being part of the land described in a deed to **Michael E. Culler** recorded in deed volume 691, page 297 of the Wayne County records.

Described as follows:

Commencing at a 1-1/2 inch diameter crimped steel pipe found marking the northwest corner of Section 12.

Thence S 02° 32' 46" W 429.21 feet, along the west line of the quarter section, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 58° 11' 30" E 10.15 feet.

Thence with the following EIGHTEEN courses:

- 1) **N 40° 44' 10" E 100.18 feet**, along the easterly line of the Wayne County Commissioners as described in official record volume 437, page 705, to a capped pin set on the southerly line of State of Ohio (U.S. 30, a limited access highway) as described in official record volume 443, page 1927.

The following FIVE courses (courses 2 through 6) follow the southerly line of the State of Ohio and the southerly line of U.S. 30.

- 2) **S 79° 36' 48" E 49.74 feet** to a 3/4 inch diameter steel pin found at a point of curvature.
- 3) **Southeasterly**, along the arc of a curve to the left, a distance of 652.17 feet to a 3/4 inch diameter steel pin found.

The aforementioned curve has the following properties:

Central Angle = 04°48'34"

Radius = 7769.44 feet

Chord Bearing = S 82° 01' 05" E

Chord Distance = 651.98 feet

- 4) **S 82° 21' 36" E 203.77 feet** to an O.D.O.T. highway right of way monument found.
- 5) **N 89° 12' 08" E 305.74 feet** to a capped pin set.
- 6) **S 88° 44' 51" E 26.59 feet** to an O.D.O.T. highway right of way monument found.
- 7) **S 35° 45' 57" W 805.90 feet**, along the westerly line of GSO Enterprises, LLC as described in official record volume 879, page 2062, to a 5/8 inch diameter steel pin found on the north right of way line of East Lincoln Way (County Road 30A).
- 8) **S 00° 33' 53" W 65.00 feet** to a point on the centerline of East Lincoln Way.

- 9) **N 89° 26' 07" W 64.43 feet**, along the centerline of East Lincoln Way, to a point of curvature - witnessed by a capped reference pin set N 00° 33' 53" E 65.00 feet.
- 10) **Northwesterly**, along the arc of a curve to the right and the centerline of East Lincoln Way, a distance of 516.66 feet to a point of tangency – witnessed by a capped reference pin set N 01° 42' 20" W 42.00 feet.

The aforementioned curve has the following properties:

Central Angle = 01°08'27"

Radius = 25948.08 feet

Chord Bearing = N 88° 51' 54" W

Chord Distance = 516.65 feet

- 11) **N 88° 17' 40" W 274.91 feet**, along the centerline of East Lincoln Way, to a point in the intersection of Geyers Chapel Road (Township Road 68) on the west line of the quarter section – witnessed by a capped reference pin found N 37° 24' 25" E 50.36 feet.
- 12) **N 02° 32' 46" E 402.47 feet**, along the west line of the quarter section and in Geyers Chapel Road, to the southwesterly corner of Wayne County Commissioners as described in official record volume 443, page1932.

The following FIVE courses (courses 13 through 17) follow the lines of the "Commissioners"

- 13) **S 87° 27' 14" E 30.00 feet** to a 3/4 inch diameter steel pin found.
- 14) **N 02° 32' 46" E 85.00 feet** an O.D.O.T. highway right of way monument found.
- 15) **N 33° 24' 43" E 41.68 feet** to a 3/4 inch diameter steel pin found.
- 16) **Northeasterly**, along the arc of a curve concave to the west, a distance of 262.05 feet to a 3/4 inch diameter steel pin found.

The aforementioned curve has the following properties:

Central Angle = 176° 38' 28"

Radius = 85.00 feet

Chord Bearing = N 02° 02' 40" E

Chord Distance = 169.93 feet

- 17) **N 87° 29' 27" W 49.90 feet** to a capped pin set on the west line of the quarter section.
- 18) **N 02° 32' 46" E 54.48 feet**, along the west line of the quarter section, to the **Point of Beginning**.

This parcel contains 17.972 acres.

Prior Instrument: deed volume 691, page 297.

Permanent Parcel #: 56-00353.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June of 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 ~~807~~

All bearings are related and common with record survey PP-914.

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.

 6/27/24

Edward A. Gasbarre, P.S. 7036

\\Hp4 Data (F)\ADAT4\AJOB5\2K24\Job049\Culler 17.972 Ac Legal.docx



Lot Closure Report - Lot : 17.972 AC **Culler Retracement Survey 224049**

file- H:\ADAT4\AJOB5\2K24\Job049\224049.ms\lc_17.972 AC.txt
 Thursday, June 27, 2024, 9:43:02a.m.

Starting location (North, East) = (4008.137, 7409.604)

(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	N02°32'46"E	402.470	No	4410.210	7427.483
2	Line	S87°27'14"E	30.000	No	4408.877	7457.453
3	Line	N02°32'46"E	85.000	No	4493.793	7461.229
4	Line	N33°24'43"E	41.680	No	4528.585	7484.181
5	Curve	N02°02'40"E	169.927	No	4698.404	7490.243
ARC= 262.052, RAD= 85.000, DELTA= 176°38'28"						
BC TO RAD= N00°21'54"E						
RAD TO EC= N03°43'26"E						
SUBTRACT ARC AREA = 10925.569						
6	Line	N87°29'27"W	49.900	No	4700.589	7440.391
7	Line	N02°32'46"E	54.480	No	4755.015	7442.811
8	Line	N40°44'10"E	100.180	No	4830.923	7508.186
9	Line	S79°36'48"E	49.740	No	4821.956	7557.111
10	Curve	S82°01'05"E	651.980	No	4731.421	8202.775
ARC= 652.172, RAD= 7769.440, DELTA= 4°48'34"						
BC TO RAD= N10°23'12"E						
RAD TO EC= S05°34'38"W						
SUBTRACT ARC AREA = 2974.144						
11	Line	S82°21'36"E	203.770	No	4704.330	8404.736
12	Line	N89°12'08"E	305.740	No	4708.587	8710.446
13	Line	S88°44'51"E	26.590	No	4708.006	8737.030
14	Line	S35°45'57"W	805.900	No	4054.089	8266.002
15	Line	S00°33'01"W	65.000	No	3989.092	8265.378
16	Line	N89°26'07"W	64.430	No	3989.727	8200.951
17	Curve	N88°51'54"W	516.651	No	3999.961	7684.401
ARC= 516.660, RAD= 25948.080, DELTA= 1°08'27"						
BC TO RAD= N00°33'52"E						
RAD TO EC= S01°42'20"W						
ADD ARC AREA = 442.914						
18	Line	N88°17'40"W	274.910	No	4008.143	7409.613

Ending location (North, East) = (4008.143, 7409.613)

Total Distance : 3990.674
 Total Traverse Stations : 19
 Misclosure Direction : S59°01'51"W (from ending location to starting location)
 Misclosure Distance : 0.011
 Error of Closure : 1:379430.8
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 782875.597 sq. ft. (straight segment added to close traverse)
 = 17.972351 Acres
