

BOUNDARY DESCRIPTION
0.116 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **northeast quarter of Section 19, T-15N, R-13W.**

Being part of the land described in deeds to **Marilyn J. Sparr** recorded in deed volume 321, page 188 and official record volume 682, page 2682 of the Wayne County records.

Described as follows:

Commencing at a record monument in Shreve Road (State Route 226) marking the northeast corner of Section 19.

Thence S 02° 57' 00" W 777.93 feet, along the east line of the quarter section and in Shreve Road, to the northeast corner of James M. Scott as described in official record volume 350, page 1330, the same being the southeasterly corner of Sparr Lane as described in a deed to The Board of Trustees of Wooster Township, Wayne County, Ohio recorded in official record volume 938, page 3309 – witnessed by a capped reference pin found N 86° 57' 22" W 30.00 feet.

Thence N 86° 57' 22" W 250.35 feet, along the south line of Sparr Lane, to a 1-1/4 inch diameter steel pipe found.

Thence S 50° 05' 52" W 18.91 feet, along the southeasterly line of Sparr Lane, to a 1-1/4 inch diameter steel pipe found.

Thence S 02° 54' 32" W 319.30 feet, along the west line of said Scott and the extension thereof, to a capped pin set at the northwest corner of a 0.16 acre parcel described in a deed to Steven D. Miller and Veronica J. Swartz recorded in official record volume 9, page 524, the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) S 02° 54' 32" W 30.43 feet, along the west line of Miller and Swartz, to a capped pin set.
- 2) N 39° 51' 37" W 256.56 feet to a capped pin set on the southeasterly line of said Sparr Lane.
- 3) N 50° 05' 52" E 20.63 feet, along the southeasterly line of Sparr Lane, to a 1-1/2 inch diameter steel pipe found at the westerly corner of Patricia A. Martin as described in official record volume 225, page 698.
- 4) S 39° 52' 00" E 234.24 feet, along the southwesterly line of Martin, to the **Point of Beginning.**

This parcel contains 0.116 acres.

Prior Instrument: deed volume 321, page 188 and official record volume 682, page 2682.

Permanent Parcel #: Part of 56-01335.000

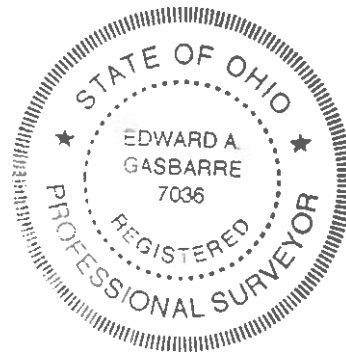
This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July of 2024, on behalf of R.W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume ~~XX~~, page ~~819~~

All bearings are related and common with record survey XX-303.

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.

 7/11/24
Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

0.699 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **northeast quarter of Section 19, T-15N, R-13W.**

Being all of the land described in deeds to **Patricia A. Martin** recorded in official record volume 225, page 698 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a record monument in Shreve Road (State Route 226) marking the northeast corner of Section 19.

Thence S 02° 57' 00" W 777.93 feet, along the east line of the quarter section and in Shreve Road, to the northeast corner of James M. Scott as described in official record volume 350, page 1330, the same being the southeasterly corner of Sparr Lane as described in a deed to The Board of Trustees of Wooster Township, Wayne County, Ohio recorded in official record volume 938, page 3309 – witnessed by a capped reference pin found N 86° 57' 22" W 30.00 feet.

Thence N 86° 57' 22" W 250.35 feet, along the south line of Sparr Lane, to a 1-1/4 inch diameter steel pipe found.

Thence S 50° 05' 52" W 18.91 feet, along the southeasterly line of Sparr Lane, to a 1-1/4 inch diameter steel pipe found at the **Point of Beginning** for the parcel herein described.

Thence with the following THREE courses:

- 1) **S 02° 54' 32" W 349.73 feet**, along the west line of said Scott and the extension thereof, to a capped pin set on the west line of a 0.16 acre parcel described in a deed to Steven D. Miller and Veronica J. Swartz recorded in official record volume 9, page 524.
- 2) **N 39° 51' 37" W 256.56 feet** to a capped pin set on the southeasterly line of said Sparr Lane.
- 3) **N 50° 05' 52" E 237.48 feet**, along the southeasterly line of Sparr Lane, to the **Point of Beginning**.

This parcel contains 0.699 acres.

Prior Instrument: official record volume 225, page 698 and official record volume ____, page ____.

Permanent Parcel #: all of 56-00719.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July 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 819

All bearings are related and common with record survey XX-303.

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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Martin Closure Report 224050

Lot Closure Report - Lot : 0.116 Ac

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Tuesday, June 18, 2024, 4:41:46p.m.

Starting location (North, East) = (4275.134, 6996.564)

(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
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1	Line	S39°52'00"E	234.240	No	4095.346	7146.713
2	Line	S02°54'32"W	30.430	No	4064.955	7145.169
3	Line	N39°51'37"W	256.560	No	4261.893	6980.735
4	Line	N50°05'52"E	20.630	No	4275.127	6996.561

Ending location (North, East) = (4275.127, 6996.561)

Total Distance : 541.860
Total Traverse Stations : 5
Misclosure Direction : N24°56'37"E (from ending location to starting location)
Misclosure Distance : 0.008
Error of Closure : 1:67473.3
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 5067.699 sq. ft. (straight segment added to close traverse)
= 0.116338 Acres

Lot Closure Report - Lot : 0.699 Ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
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1	Line	N50°05'52"E	237.480	No	4414.232	7162.915
2	Line	S02°54'32"W	349.730	No	4064.953	7145.167
3	Line	N39°51'37"W	256.560	No	4261.890	6980.733

Ending location (North, East) = (4261.890, 6980.733)

Total Distance : 843.770
Total Traverse Stations : 4
Misclosure Direction : N25°49'21"E (from ending location to starting location)
Misclosure Distance : 0.003
Error of Closure : 1:261082.8
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 30464.462 sq. ft. (straight segment added to close traverse)
= 0.699368 Acres