

BOUNDARY DESCRIPTION
37.921 Acres

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

Being land described in a deed to **Golden View Acres, LLC** recorded in official record volume 950, page 5192 of the Wayne County records.

Described as follows:

Commencing at a stone monument found marking the southwest corner of Section 15.

Thence N 0° 15' 12" W 613.80 feet, along the west line of the quarter section, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following THIRTEEN courses:

- 1) **N 0° 15' 12" W 672.64 feet**, along the west line of the quarter section, to a capped pin set at the southwest corner of a 20.53 acre parcel described in a deed to R. Miller Land Development, Ltd. recorded in official record volume 961, page 5330 – witnessed by a 1-1/4 inch diameter steel pipe found S 0° 15' 12" E 3.25 feet.

The following FOUR courses (courses 2 through 5) follow the lines of R. Miller Land Development, Ltd.

- 2) **S 87° 20' 50" E 746.50 feet** to a capped pin set in a stream bed.
- 3) **N 68° 44' 10" E 251.50 feet** to a capped pin set in the stream bed.
- 4) **S 79° 15' 50" E 147.20 feet** to a capped pin set in the stream bed.
- 5) **N 63° 23' 14" E 372.17 feet** to a record steel monument in Millersburg Road (State Route 83) – witnessed by a capped reference pin set S 63° 23' 14" W 25.24 feet.
- 6) **S 17° 35' 17" E 123.24 feet**, in Millersburg Road, to a record railroad spike at a westerly corner of Anita K. Roller, Trustee as described in official record volume 482, page 2480.
- 7) **S 24° 04' 23" E 44.44 feet**, in Millersburg Road and along a westerly line of Roller, to a record railroad spike – witnessed by a capped pin found N 89° 32' 59" E 39.91 feet.

- 8) **S 23° 42' 43" E 603.40 feet**, in Millersburg Road, to a 1" diameter crimped steel pipe found – witnessed by a capped reference pin set S 67° 58' 35" W 51.49 feet.
- 9) **S 67° 58' 35" W 873.47 feet**, along the northerly line of Matthew F. and Angela L. Blackledge as described in official record volume 943, page 629, to a capped pin set.
- 10) **S 4° 25' 25" E 445.50 feet**, along the west line of Blackledge and the extension thereof, to a capped pin set on the south line of the quarter section.
- 11) **S 89° 59' 25" W 813.36 feet**, along the south line of the quarters section, to a capped pin set.
- 12) **N 0° 17' 05" W 625.02 feet**, along the east line of a 2.27 acre parcel described in a deed to Gerald R. and L. Ann Jones, Trustees recorded in official record volume 849, page 2143, to a capped pin set.
- 13) **S 85° 59' 44" W 161.04 feet**, along the north line of Jones, to the **Point of Beginning**.

This parcel contains 37.921 acres.

Prior Instrument: official record volume 950, page 5192.

Permanent Parcel #: 56-02497.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May 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 ~~81~~ 81

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, P.S. 7036



file- H:\ADAT4\AJOB5\2K24\job001\224001.msj\lc_Boundary.txt
 Monday, May 6, 2024, 4:14:27p.m.

Starting location (North, East) = (401093.627, 2128662.525)

(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	N00°15'12"W	672.640	No	401766.261	2128659.551
2	Line	S87°20'50"E	746.500	No	401731.711	2129405.251
3	Line	N68°44'10"E	251.500	No	401822.920	2129639.629
4	Line	S79°15'50"E	147.200	No	401795.499	2129784.252
5	Line	N63°23'14"E	372.170	No	401962.216	2130116.992
6	Line	S17°35'17"E	123.240	No	401844.737	2130154.232
7	Line	S24°04'23"E	44.440	No	401804.162	2130172.359
8	Line	S23°42'43"E	603.400	No	401251.702	2130415.010
9	Line	S67°58'35"W	873.470	No	400924.160	2129605.277
10	Line	S04°25'25"E	445.500	No	400479.988	2129639.639
11	Line	S89°59'25"W	813.360	No	400479.850	2128826.279
12	Line	N00°17'05"W	625.020	No	401104.862	2128823.173
13	Line	S85°59'44"W	161.040	No	401093.616	2128662.526

Ending location (North, East) = (401093.616, 2128662.526)

Total Distance : 5879.480
 Total Traverse Stations : 14
 Misclosure Direction : N03°55'07"W (from ending location to starting location)
 Misclosure Distance : 0.012
 Error of Closure : 1:504229.1
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 1651858.322 sq. ft. (straight segment added to close traverse)
 = 37.921449 Acres
