

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 866

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.

 5/08/24
Edward A. Gasbarre, P.S. 7036

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file- H:\ADAT4\AJOB5\2K24\job001\224001.ms\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
