

BOUNDARY DESCRIPTION  
1.816 Acres

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

Being land described in a deed to **CW Tomassetti Auto Sales and Service LLC** recorded in official record volume 951, page 3472 of the Wayne County records.

Described as follows:

**Commencing** at a granite stone found marking the southwest corner of the northeast quarter of Section 12.

Thence N 0° 49' 34" W 1641.41 feet, along the west line of the quarter section, to a point.

Thence N 89° 10' 26" E 1556.40 feet to a capped pin marked "Rudolph 6449" found in East Lincoln Way (County Road 30-A) at a northerly corner of Charles G. and Diane M. Underwood as described in official record volume 830, page 2327.

Thence S 26° 10' 28" E 38.94 feet, along an easterly line of Underwood, to a capped pin set.

Thence S 44° 41' 46" E 6.60 feet, along an easterly line of Underwood, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FIVE courses:

- 1) N 68° 03' 04" E 495.00 feet to a magspike set.
- 2) S 07° 53' 23" E 109.11 feet to a capped pin set.
- 3) S 01° 53' 56" E 60.06 feet, along a westerly line of said Underwood, to a point in the Apple Creek – witnessed by a capped reference pin set N 01° 53' 56" W 32.76 feet.
- 4) S 61° 35' 47" W 364.98 feet, along a northerly line of Underwood, to a capped pin set.
- 5) N 44° 41' 46" W 220.44 feet, along an easterly line of Underwood, to **Point of Beginning**.

**This parcel contains 1.816 acres; a portion of which lies within a known floodplain.**

**Prior Instrument: official record volume 951, page 3472.**

**Permanent Parcel #: all of 55-00009.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in November 2023, 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 862

All bearings are related and common with record survey XX-487.

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.

 11/21/23

Edward A. Gasbarre, P.S. 7036

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## BOUNDARY DESCRIPTION

**0.451 Acres**

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

Described as follows:

**Commencing** at a granite stone found marking the southwest corner of the northeast quarter of Section 12.

Thence N 0° 49' 34" W 1641.41 feet, along the west line of the quarter section, to a point.

Thence N 89° 10' 26" E 1556.40 feet to a capped pin marked "Rudolph 6449" found in East Lincoln Way (County Road 30-A) at a northerly corner of Charles G. and Diane M.

Underwood as described in official record volume 830, page 2327 – the **Point of Beginning** for the parcel herein described.

Thence with the following EIGHT courses:

- 1) **N 71° 23' 19" E 238.07 feet**, in East Lincoln Way and along a southerly line of Mark Grande as described in official record volume 934, page 1434, to a 5/8 inch diameter steel pin found.
- 2) **N 68° 55' 14" E 284.82 feet**, in East Lincoln Way, to the northwesterly corner of a 0.30 acre parcel described in a deed to Charlene J. Arms as described in official record volume 758, page 546 – witnessed by a 5/8 inch diameter steel reference pin found S 12° 46' 03" E 21.05 feet.
- 3) **S 12° 46' 03" E 145.86 feet**, along the westerly line of Arms, to the southwest corner thereof – witnessed by a capped reference pin set N 12° 46' 03" W 40.91 feet.
- 4) **N 87° 38' 56" W 27.72 feet**, along a northerly line of said Underwood, to a capped pin set on an easterly line of CW Tomassetti Auto Sales and Service LLC as described in official record volume 951, page 3472.
- 5) **N 07° 53' 23" W 109.11 feet**, along the easterly line of CW Tomassetti Auto Sales and Service LLC, to a magspike set.
- 6) **S 68° 03' 04" W 495.00 feet**, along a northerly line of CW Tomassetti Auto Sales and Service LLC, to a capped pin set.
- 7) **N 44° 41' 46" W 6.60 feet**, along an easterly line of said Underwood, to a capped pin set.

- 8) **N 26° 10' 28" W 38.94 feet**, along an easterly line of Underwood, to the **Point of Beginning**.

**This parcel contains 0.451 acres; a portion of which lies within a known floodplain.**

Prior Instrument: \_\_\_\_\_.

Permanent Parcel #: part of \_\_\_\_\_.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in November 2023, 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 862.

All bearings are related and common with record survey XX-487.

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.

 11/21/23

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION  
2.267 Acres

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

Being all of the land described in deeds to **CW Tomassetti Auto Sales and Service LLC** recorded in official record volume 967, page 5530 and official record volume 971, page \_\_\_\_ of the Wayne County records.

Described as follows:

**Commencing** at a granite stone found marking the southwest corner of the northeast quarter of Section 12.

Thence N 0° 49' 34" W 1641.41 feet, along the west line of the quarter section, to a point.

Thence N 89° 10' 26" E 1556.40 feet to a capped pin marked "Rudolph 6449" found in East Lincoln Way (County Road 30-A) at a northerly corner of Charles G. and Diane M. Underwood as described in official record volume 830, page 2327 – the **Point of Beginning** for the parcel herein described.

Thence with the following EIGHT courses:

- 1) **N 71° 23' 19" E 238.07 feet**, in East Lincoln Way and along a southerly line of Mark Grande as described in official record volume 934, page 1434, to a 5/8 inch diameter steel pin found.
- 2) **N 68° 55' 14" E 284.82 feet**, in East Lincoln Way, to the northwesterly corner of a 0.30 acre parcel described in a deed to Charlene J. Arms as described in official record volume 758, page 546 – witnessed by a 5/8 inch diameter steel reference pin found S 12° 46' 03" E 21.05 feet.
- 3) **S 12° 46' 03" E 145.86 feet**, along the westerly line of Arms, to the southwest corner thereof – witnessed by a capped reference pin set N 12° 46' 03" W 40.91 feet.
- 4) **N 87° 38' 56" W 27.72 feet**, along a northerly line of said Underwood, to a capped pin set on a northerly corner of Underwood.
- 5) **S 01° 53' 56" E 60.06 feet**, along a westerly line of Underwood, to a point in the Apple Creek – witnessed by a capped reference pin set N 01° 53' 56" W 32.76 feet.

- 6) S 61° 35' 47" W 364.98 feet, along a northerly line of Underwood, to a capped pin set.
- 7) N 44° 41' 46" W 227.04 feet, along an easterly line of Underwood, to a capped pin set.
- 8) N 26° 10' 28" W 38.94 feet, along an easterly line of Underwood, to the **Point of Beginning**.

**This parcel contains 2.267 acres; a portion of which lies within a known floodplain.**

Prior Instrument: official record volume 967, page 5530 and official record volume 971, page \_\_\_\_.

Permanent Parcel #: all of 55-00009.000 & \_\_\_\_\_

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in November 2023, 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 8102

All bearings are related and common with record survey XX-487.

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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# Lot Closure Report - Lot : **Parcel**      **Tomassetti Closure Report 223008**

file- H:\ADAT4\AJOB5\2K23\job008\223008\_EAG.msj\lc\_Parcel.txt  
 Saturday, November 18, 2023, 10:16:26a.m.

Starting location (North, East) = ( 409896.008, 2142849.838 )

(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	N68°03'04"E	495.000	No	410081.028	2143308.959
2	Line	S07°53'23"E	109.110	No	409972.951	2143323.936
3	Line	S01°53'56"E	60.060	No	409912.924	2143325.926
4	Line	S61°35'47"W	364.980	No	409739.311	2143004.883
5	Line	N44°41'46"W	220.440	No	409896.010	2142849.837

Ending location (North, East) = ( 409896.010, 2142849.837 )

Total Distance : 1249.590  
 Total Traverse Stations : 6  
 Misclosure Direction : S08°26'52"E (from ending location to starting location)  
 Misclosure Distance : 0.002  
 Error of Closure : 1:566385.3  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 79113.825 sq. ft. (straight segment added to close traverse)  
 = **1.816204 Acres**

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## Lot Closure Report - Lot : **AdverseClaim**

Starting location (North, East) = ( 409896.008, 2142849.838 )

(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	N44°41'46"W	6.600	No	409900.699	2142845.195
2	Line	N26°10'28"W	38.940	No	409935.646	2142828.019
3	Line	N71°23'19"E	238.070	No	410011.626	2143053.639
4	Line	N68°55'14"E	284.820	No	410114.065	2143319.400
5	Line	S12°46'03"E	145.860	No	409971.811	2143351.634
6	Line	N87°38'56"W	27.720	No	409972.948	2143323.937
7	Line	N07°53'23"W	109.110	No	410081.025	2143308.960
8	Line	S68°03'04"W	495.000	No	409896.005	2142849.839

Ending location (North, East) = ( 409896.005, 2142849.839 )

Total Distance : 1346.120  
 Total Traverse Stations : 9  
 Misclosure Direction : N22°18'59"W (from ending location to starting location)  
 Misclosure Distance : 0.003  
 Error of Closure : 1:403149.2  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 19648.897 sq. ft. (straight segment added to close traverse)  
 = **0.451077 Acres**



Lot Closure Report - Lot : **Combined**

file- H:\ADAT4\AJOB5\2K23\job008\223008\_EAG.msj\lc\_Combined.txt  
 Saturday, November 18, 2023, 10:25:07a.m.

Starting location (North, East) = ( 409935.646, 2142828.019 )

(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	N71°23'19"E	238.070	No	410011.626	2143053.639
2	Line	N68°55'14"E	284.820	No	410114.065	2143319.400
3	Line	S12°46'03"E	145.860	No	409971.811	2143351.634
4	Line	N87°38'56"W	27.720	No	409972.948	2143323.937
5	Line	S01°53'56"E	60.060	No	409912.921	2143325.927
6	Line	S61°35'47"W	364.980	No	409739.308	2143004.884
7	Line	N44°41'46"W	227.040	No	409900.698	2142845.196
8	Line	N26°10'28"W	38.940	No	409935.645	2142828.020

Ending location (North, East) = ( 409935.645, 2142828.020 )

Total Distance : 1387.490  
 Total Traverse Stations : 9  
 Misclosure Direction : N46°09'03"W (from ending location to starting location)  
 Misclosure Distance : 0.001  
 Error of Closure : 1:1060219.9  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 98762.705 sq. ft. (straight segment added to close traverse)  
 = 2.267280 Acres

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