

Boundary Description
35.500 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 1, T-16N, R-12W.**

Being part of the land described in a deed to **JR Enterprises Group LLC** recorded in official record volume 676, page 2251 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Kansas Road (Township Road 179) marking the center of Section 1.

Thence N 03° 45' 00" E 254.04 feet, along the east line of the quarter section and in Kansas Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 86° 15' 00" W 22.57 feet.

Thence with the following FOUR courses:

- 1) N 86° 15' 00" W 1075.19 feet to a capped pin set.
- 2) N 03° 45' 00" E 1532.14 feet to a capped pin set at a southwesterly corner of Simpkins-Robertson LLC as described in official record volume 694, page 1753.
- 3) S 76° 20' 30" E 1091.48 feet, along the south line of Simpkins-Robertson LLC, to a point on the east line of the quarter section and in Kansas Road – witnessed by a 3/4 inch diameter crimped steel reference pipe found N 76° 20' 30" W 18.47 feet.
- 4) S 03° 45' 00" W 1344.33 feet, along the east line of the quarter section and in Kansas Road, to the **Point of Beginning.**

This parcel contains 35.500 acres.

Prior Instrument: official record volume 676, page 2251.

Permanent Parcel #: part of 27-01201.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in May 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 ~~87~~ **871**

All bearings are related and based on the east line of the quarter section per record survey K-144.

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.

 5/04/23

Edward A. Gasbarre, P.S. 7036 H:\ADAT4\AJOB52K23\Job025\JR Enterprises 35.500 Ac Legal.docx



JR Enterprises Closure Report 223025

Lot Closure Report - Lot : 35.500 Ac

file- H:\ADAT4\AJOB5\2K23\Job025\223025.ms\lc_35.500 Ac.txt
Wednesday, May 3, 2023, 10:52:51a.m.

Starting location (North, East) = (11160.013, 9143.588)

(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	S03°45'00"W	1344.330	No	9818.561	9055.665
2	Line	N86°15'00"W	1075.190	No	9888.882	7982.777
3	Line	N03°45'00"E	1532.140	No	11417.742	8082.983
4	Line	S76°20'30"E	1091.480	No	11160.009	9143.598

Ending location (North, East) = (11160.009, 9143.598)

Total Distance : 5043.140
Total Traverse Stations : 5
Misclosure Direction : N66°20'19"W (from ending location to starting location)
Misclosure Distance : 0.010
Error of Closure : 1:482744.3
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 1546374.899 sq. ft. (straight segment added to close
traverse)

= 35.499883 Acres