

## BOUNDARY DESCRIPTION

**0.104 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 part of the land described in a deed to **C and C Storage LLC** recorded in official record volume 951, page 3469 of the Wayne County records.

Described as follows:

**Commencing** at a stone monument found marking the center of Section 12.

Thence N 00° 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 southerly corner of Francis Grande and Mark Grande as described in official record volume 914, page 1590 and official record volume 934, page 1434.

Thence N 71° 23' 19" E 82.43 feet, in East Lincoln Way and along the southerly line of Grande, to a capped pin set.

Thence N 01° 28' 14" W 199.81 feet, along an easterly line Grande, to a capped pin marked "Rudolph 6449" found.

Thence N 03° 17' 59" W 52.16 feet, along an easterly line of Grande, to a 5/8 inch diameter steel pin found.

Thence N 08° 28' 07" E 71.16 feet, along an easterly line of Grande, to an 18" oak tree stump found.

Thence N 18° 09' 16" W 67.65 feet, along an easterly line of Grande, to a capped pin found at the **Point of Beginning** for the parcel herein described.

Thence with the following **THREE** courses:

- 1) **N 50° 16' 04" E 48.50 feet**, along a southerly line of Chris Tomassetti as described in official record volume 891, page 670, to a capped pin found.
- 2) **S 62° 12' 56" E 201.74 feet**, along the southerly line of Tomassetti, to a capped pin set.
- 3) **N 73° 42' 51" W 224.80 feet** to the **Point of Beginning**.

**This parcel contains 0.104 acres** and has no frontage on any public way.

Prior Instrument: official record volume 951, page 3459.

Permanent Parcel #: part of 55-00028.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in October 2024, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume XX, page 885.

All bearings are related and based on the west line of the quarter section according to 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.

 10/17/24

Edward A. Gasbarre, P.S. 7036

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## BOUNDARY DESCRIPTION

**2.152 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 part of the land described in deeds to **Chris Tomassetti** recorded in official record volume 891, page 670 and official record volume \_\_\_\_, page \_\_\_\_ of the Wayne County records.

Described as follows:

**Commencing** at a stone monument found marking the center of Section 12.

Thence N 00° 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 southerly corner of Francis Grande and Mark Grande as described in official record volume 914, page 1590 and official record volume 934, page 1434.

Thence N 71° 23' 19" E 82.43 feet, in East Lincoln Way and along the southerly line of Grande, to a capped pin set.

Thence N 01° 28' 14" W 199.81 feet, along an easterly line Grande, to a capped pin marked "Rudolph 6449" found.

Thence N 03° 17' 59" W 52.16 feet, along an easterly line of Grande, to a 5/8 inch diameter steel pin found.

Thence N 08° 28' 07" E 71.16 feet, along an easterly line of Grande, to an 18" oak tree stump found.

Thence N 18° 09' 16" W 67.65 feet, along an easterly line of Grande, to a capped pin found at the **Point of Beginning** for the parcel herein described.

Thence with the following NINE courses:

- 1) **N 34° 13' 07" W 106.60 feet**, along an easterly line of Grande, to a capped pin found.
- 2) **N 51° 58' 48" W 66.49 feet**, along an easterly line of Grande, to a capped pin found at the southwest corner of Roger L. and Melissa A. Rule as described in official record volume 512, page 2279.

- 3) **N 88° 43' 52" E 485.52 feet**, along the south line of Rule, to a capped pin set at the northwest corner of Wayne County Commissioners as described in official record volume 510, page 1985.
- 4) **S 25° 11' 59" E 110.46 feet**, along the west line of Wayne County Commissioners, to an aluminum capped pin marked Right-of-Way found.
- 5) **S 63° 59' 58" E 64.03 feet**, along the south line of Wayne County Commissioners, to a 3/4 inch diameter steel pin found at a westerly corner of Adele Ogle as described in deed volume 477, page 270 and official record volume 166, page 301.
- 6) **S 44° 44' 57" W 99.44 feet**, along a westerly line of Ogle, to a mag-spike set.
- 7) **S 07° 54' 41" E 114.76 feet**, along the west line of Christopher Tomassetti and Michele L. Tomassetti as described in official 943, page 52, to a 5/8 inch diameter steel pin found.
- 8) **N 62° 12' 56" W 234.73 feet**, along the northeasterly line of C and C Storage LLC as described in official record volume 951, page 3469, to a capped pin set.
- 9) **N 73° 42' 51" W 224.80 feet to the Point of Beginning.**

**This parcel contains 2.152 acres.**

Prior Instrument: official record volume 891, page 670 and official record volume \_\_\_\_, page \_\_\_\_.

Permanent Parcel #: all of 55-00028.002

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in October 2024, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume XX, page 885.

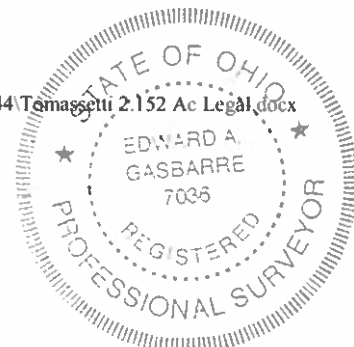
All bearings are related and based on the west line of the quarter section according to record survey XX-487.

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.

 10/17/24

Edward A. Gasbarre, P.S. 7036

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**BOUNDARY DESCRIPTION**  
**2.055 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 part of the land described in a deed to **C and C Storage LLC** recorded in official record volume 951, page 3469 of the Wayne County records.

Described as follows:

**Commencing** at a stone monument found marking the center of Section 12.

Thence N 00° 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 southerly corner of Francis Grande and Mark Grande as described in official record volume 914, page 1590 and official record volume 934, page 1434.

Thence N 71° 23' 19" E 82.43 feet, in East Lincoln Way and along the southerly line of Grande, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following NINE courses:

- 1) **N 01° 28' 14" W 199.81 feet**, along an easterly line Grande, to a capped pin marked "Rudolph 6449" found.
- 2) **N 03° 17' 59" W 52.16 feet**, along an easterly line of Grande, to a 5/8 inch diameter steel pin found.
- 3) **N 08° 28' 07" E 71.16 feet**, along an easterly line of Grande, to an 18" oak tree stump found.
- 4) **N 18° 09' 16" W 67.65 feet**, along an easterly line of Grande, to a capped pin found.
- 5) **S 73° 42' 51" E 224.80 feet** to a capped pin set on the southerly line of Chris Tomassetti as described in official record volume 891, page 670.
- 6) **S 62° 12' 56" E 234.73 feet**, along the southerly line of Tomassetti, to a 5/8 inch diameter steel pin found - witnessed by a capped reference pin found N 62° 12' 56" W 67.83 feet.
- 7) **S 56° 51' 33" W 221.95 feet**, along a southerly line said C and C Storage LLC, to a point in the pavement of East Lincoln Way.

- 8) **S 58° 55' 11" W 83.33 feet**, along a southerly line of C and C Storage and in East Lincoln Way, to a 5/8 inch diameter steel pin found.
- 9) **S 71° 23' 19" W 155.64 feet**, along a southerly line of C and C Storage and in East Lincoln Way, to the **Point of Beginning**.

**This parcel contains 2.055 acres.**

Prior Instrument: official record volume 951, page 3459.

Permanent Parcel #: all of 55-00028.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in October 2024, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume XX, page 885

All bearings are related and based on the west line of the quarter section according to 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 10/17/24

Edward A. Gasbarre, P.S. 7036

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# Tomassetti Closure Report 223044

Lot Closure Report - Lot : 2.055 Ac

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Tuesday, October 8, 2024, 10:30:32a.m.

Starting location (North, East) = ( 412238.561, 2142457.290 )

(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	N01°28'14"W	199.810	No	412438.305	2142452.162
2	Line	N03°17'59"W	52.160	No	412490.378	2142449.160
3	Line	N08°28'07"E	71.160	No	412560.762	2142459.639
4	Line	N18°09'16"W	67.650	No	412625.045	2142438.561
5	Line	S73°42'51"E	224.800	No	412562.004	2142654.341
6	Line	S62°12'56"E	234.730	No	412452.586	2142862.008
7	Line	S56°51'33"W	221.950	No	412331.246	2142676.163
8	Line	S58°55'11"W	83.330	No	412288.228	2142604.796
9	Line	S71°23'19"W	155.640	No	412238.556	2142457.295

Ending location (North, East) = ( 412238.556, 2142457.295 )

Total Distance : 1311.230  
Total Traverse Stations : 10  
Misclosure Direction : N43°54'34"W (from ending location to starting location)  
Misclosure Distance : 0.007  
Error of Closure : 1:189898.2  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 89507.607 sq. ft. (straight segment added to close traverse)  
**= 2.054812 Acres**

Lot Closure Report - Lot : 0.104 Ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
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1	Line	N73°42'51"W	224.800	No	412625.050	2142438.558
2	Line	N50°16'04"E	48.500	No	412656.051	2142475.856
3	Line	S62°12'56"E	201.740	No	412562.011	2142654.337

Ending location (North, East) = ( 412562.011, 2142654.337 )

Total Distance : 475.040  
Total Traverse Stations : 4  
Misclosure Direction : S19°04'17"E (from ending location to starting location)  
Misclosure Distance : 0.001  
Error of Closure : 1:330594.5  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 4520.475 sq. ft. (straight segment added to close traverse)  
**= 0.103776 Acres**



Lot Closure Report - Lot : 2.152 Ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
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1	Line	N34°13'07"W	106.600	No	412713.192	2142378.614
2	Line	N51°58'48"W	66.490	No	412754.146	2142326.234
3	Line	N88°43'52"E	485.520	No	412764.897	2142811.635
4	Line	S25°11'59"E	110.460	No	412664.950	2142858.666
5	Line	S63°59'58"E	64.030	No	412636.880	2142916.215
6	Line	S44°44'57"W	99.440	No	412566.259	2142846.209
7	Line	S07°54'41"E	114.760	No	412452.591	2142862.005
8	Line	N62°12'56"W	234.730	No	412562.009	2142654.338
9	Line	N73°42'51"W	224.800	No	412625.050	2142438.558

Ending location (North, East) = ( 412625.050, 2142438.558 )

Total Distance : 1506.830  
 Total Traverse Stations : 10  
 Misclosure Direction : S33°34'31"E (from ending location to starting location)  
 Misclosure Distance : 0.006  
 Error of Closure : 1:244020.5  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 93728.364 sq. ft. (straight segment added to close  
 traverse)

**= 2.151707 Acres**