

BOUNDARY DESCRIPTION
16.627 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **southwest quarter of Section 29, T-16N, R-11W.**

Being part of the land described in a deed to **Steven P. Weaver** recorded in official record volume 943, page 5453 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pin found in Kidron Road (County Road 52) marking the northwest corner of the southwest quarter of Section 29.

Thence S 03° 53' 00" W 1405.15 feet, along the west line of the quarter section and in Kidron Road, to the southwest corner of a 5.299 acre parcel described in a deed to Kidron Community Parks, Inc. recorded in official record volume 848, page 280 – witnessed by a record 3/4 inch diameter steel reference pipe that bears S 86° 06' 31" E 25.00 feet.

Thence S 86° 06' 31" E 330.36 feet, along a southerly line of the 5.299 acre parcel, to a 5/8 inch diameter steel pin found.

Thence N 03° 51' 25" E 65.89 feet, along an easterly line of the 5.299 acre parcel, to a 5/8 inch diameter steel pin found.

Thence S 85° 55' 09" E 305.52 feet, along a southerly line of the 5.299 acre parcel and the extension thereof, to a northwesterly corner of the previously mentioned Weaver, the **Point of Beginning** for the parcel herein described – witnessed by a 1-1/2 inch diameter steel pipe found S 03° 54' 18" W 0.72 feet.

Thence with the following **FOUR** courses:

- 1) **S 85° 55' 09" E 2029.15 feet**, along the north line of Weaver, to a stone monument found on the east line of the quarter section.
- 2) **S 03° 17' 22" W 356.63 feet**, along the east line of the quarter section, to a capped pin set.
- 3) **N 85° 55' 09" W 2032.98 feet** to a 1-1/2 inch diameter steel pipe found at the southeast corner of Kidron Community Park, Inc. as described in official record volume 808, page 1518.
- 4) **N 03° 54' 18" E 356.60 feet**, along the east line of Kidron Community Park, to the **Point of Beginning**.

This parcel contains 16.627 acres and has no frontage on any public way.

Prior Instrument: official record volume 943, page 5453.

Permanent Parcel #: part of 47-01435.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 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 905

All bearings are related and common with record survey VV-491.

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.

 2/28/24
Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K23\job124\Weaver 16.627 Ac Legal.docx



BOUNDARY DESCRIPTION

19.935 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **southwest quarter of Section 29, T-16N, R-11W.**

Being part of the land described in a deed to **Kidron Community Park, Inc.** recorded in official record volume 808, page 1518 and all of the land described in official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pin found in Kidron Road (County Road 52) marking the northwest corner of the southwest quarter of Section 29.

Thence S 03° 53' 00" W 1405.15 feet, along the west line of the quarter section and in Kidron Road, to the southwest corner of a 5.299 acre parcel described in a deed to Kidron Community Parks, Inc. recorded in official record volume 848, page 280 - the **Point of Beginning** for the parcel herein described – witnessed by a record 3/4 inch diameter steel reference pipe that bears S 86° 06' 31" E 25.00 feet.

Thence with the following NINE courses:

- 1) **S 86° 06' 31" E 330.36 feet**, along a southerly line of the 5.299 acre parcel, to a 5/8 inch diameter steel pin found.
- 2) **N 03° 51' 25" E 65.89 feet**, along an easterly line of the 5.299 acre parcel, to a 5/8 inch diameter steel pin found.
- 3) **S 85° 55' 09" E 2334.67 feet**, along a southerly line of the 5.299 acre parcel and the extension thereof, to a stone monument found on the east line of the quarter section.
- 4) **S 03° 17' 22" W 356.63 feet**, along the east line of the quarter section, to a capped pin set.
- 5) **N 85° 55' 09" W 2032.98 feet** to a 1-1/2 inch diameter steel pipe found at the southeast corner of Kidron Community Park, Inc. as described in official record volume 808, page 1518.
- 6) **N 86° 43' 50" W 355.71 feet**, along a southerly line of Kidron Community Park, to a 1-1/2 inch diameter steel pipe found at the southwest corner thereof.

- 7) **N 03° 52' 51" E 227.05 feet**, along the east line of Robert R. and Karen D. Mlincek as described in official record volume 618, page 2306 and the extension thereof, to a one inch diameter steel pipe found at the northeast corner of Chrystal R. Bodkins as described in deed volume 606, page 316 and official record volume 662, page 688.
- 8) **N 86° 46' 21" W 280.03 feet**, along the north line of Bodkins, to a point on the west line of the quarter section and in Kidron Road – witnessed by a 1-1/2 inch diameter steel reference pipe found S 86° 46' 21" E 25.04 feet
- 9) **N 03° 53' 00" E 71.77 feet**, along the west line of the quarter section and in Kidron Road, to the **Point of Beginning**.

This parcel contains 19.935 acres.

Prior Instrument: official record volume 808, page 1518 and official record volume ___, page __.

Permanent Parcel #: all of 47-02358.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 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 905

All bearings are related and common with record survey VV-491.

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.

 2/28/24
Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K23\job124\Kidron Park 19.935 Ac Legal.docx



Kidron Park Closure Report 223124

Lot Closure Report - Lot : 19.935 Ac

=====

file- H:\ADAT4\AJOB5\2K23\job124\223124.msj\lc_19.935 Ac.txt

Friday, February 23, 2024, 9:15:10a.m.

Starting location (North, East) = (4528.545, 13577.645)

(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	S86°06'31"E	330.360	No	4506.125	13907.244
2	Line	N03°51'25"E	65.890	No	4571.866	13911.676
3	Line	S85°55'09"E	2334.670	No	4405.722	16240.427
4	Line	S03°17'22"W	356.630	No	4049.679	16219.963
5	Line	N85°55'09"W	2032.980	No	4194.354	14192.138
6	Line	N86°43'50"W	355.710	No	4214.640	13837.007
7	Line	N03°52'51"E	227.050	No	4441.170	13852.374
8	Line	N86°46'21"W	280.030	No	4456.936	13572.788
9	Line	N03°53'00"E	71.770	No	4528.541	13577.648

Ending location (North, East) = (4528.541, 13577.648)

Total Distance : 6055.090
Total Traverse Stations : 10
Misclosure Direction : N37°38'06"W (from ending location to starting location)
Misclosure Distance : 0.005
Error of Closure : 1:1243051.8
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 868352.707 sq. ft. (straight segment added to close traverse)

= 19.934635 Acres

Lot Closure Report - Lot : 16.627 Ac

=====

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
---	-----	-----	-----	-----	-----	-----
1	Line	N03°54'18"E	356.600	No	4550.126	14216.423
2	Line	S85°55'09"E	2029.150	No	4405.724	16240.428
3	Line	S03°17'22"W	356.630	No	4049.681	16219.965
4	Line	N85°55'09"W	2032.980	No	4194.356	14192.139

Ending location (North, East) = (4194.356, 14192.139)

Total Distance : 4775.360
Total Traverse Stations : 5
Misclosure Direction : S34°38'28"W (from ending location to starting location)
Misclosure Distance : 0.003
Error of Closure : 1:1757795.6
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 724269.865 sq. ft. (straight segment added to close traverse)

= 16.626948 Acres

Lot Closure Report - Lot : 3.308 Ac

=====

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
---	-----	-----	-----	-----	-----	-----
1	Line	N03°53'00"E	71.770	No	4528.541	13577.648
2	Line	S86°06'31"E	330.360	No	4506.121	13907.247
3	Line	N03°51'25"E	65.890	No	4571.862	13911.679
4	Line	S85°55'09"E	305.520	No	4550.120	14216.424
5	Line	S03°54'18"W	356.600	No	4194.348	14192.139
6	Line	N86°43'50"W	355.710	No	4214.634	13837.008
7	Line	N03°52'51"E	227.050	No	4441.164	13852.375
8	Line	N86°46'21"W	280.030	No	4456.930	13572.789

Ending location (North, East) = (4456.930, 13572.789)

Total Distance : 1992.930
 Total Traverse Stations : 9
 Misclosure Direction : N13°12'39"W (from ending location to starting location)
 Misclosure Distance : 0.006
 Error of Closure : 1:318448.8
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 144084.864 sq. ft. (straight segment added to close traverse)

= 3.307733 Acres