

BOUNDARY DESCRIPTION
6.617 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northeast quarter of Section 21, T-14N, R-13W.**

Being part of the land described in a deed to **Summerhill Farm, LLC** recorded in official record volume 938, page 2488 of the Wayne County records.

Described as follows:

Commencing at a stone monument found marking the southeast corner of the northeast quarter of Section 21.

Thence N 00° 00' 00" E 490.84 feet, along the east line of the quarter section, to a capped pin set in Munson Road (Township Road 210) at the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 90° 00' 00" W 33.61 feet.

Thence with the following FOURTEEN courses:

- 1) N 90° 00' 00" W 333.12 feet to a capped pin set.
- 2) N 00° 00' 00" E 510.87 feet to a capped pin set.
- 3) N 90° 00' 00" W 151.07 feet to a capped pin set.
- 4) N 02° 37' 35" W 138.33 feet to a capped pin set.
- 5) N 18° 23' 21" W 133.44 feet to a capped pin set.
- 6) N 03° 33' 20" W 198.61 feet to a capped pin set.
- 7) N 74° 44' 13" E 138.93 feet to a capped pin set on the west line of John W. and Betsy A. Anderson, Trustees as described in official record volume 958, page 4885.
- 8) S 00° 00' 00" W 184.50 feet, along the west line of Anderson, to a capped pin found at the southwest corner thereof.
- 9) N 90° 00' 00" E 410.92 feet, along the south line of Anderson, to a 5/8 inch diameter steel pin found on the east line of the quarter section and in Munson Road – witnessed by a capped reference pin found S 90° 00' 00" W 30.92 feet.

- 10) **S 00° 00' 00" W 60.00 feet**, along the east line of the quarter section and in Munson Road, to a capped pin found at the northeast corner of Elizabeth A. Anderson as described in official record volume 663, page 785 and official record volume 719, page 2368 – witnessed by a capped reference pin found N 90° 00' 00" W 30.05 feet.
- 11) **N 90° 00' 00" W 245.17 feet**, along the north line of Anderson, to a capped pin found at the northwest corner thereof.
- 12) **S 00° 00' 00" W 255.11 feet**, along the west line of Anderson, to a capped pin set at the southwest corner thereof.
- 13) **S 90° 00' 00" E 245.17 feet**, along the south line of Anderson, to a capped pin found on the east line of the quarter section and in Munson Road – witnessed by a 5/8 inch diameter steel reference pin found N 90° 00' 00" W 30.05 feet.
- 14) **S 00° 00' 00" W 510.87 feet**, along the east line of the quarter section and in Munson Road, to the **Point of Beginning**.

This parcel contains 6.617 acres.

Prior Instrument: official record volume 938, page 2488.

Permanent Parcel #: part of 30-00501.000

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 908.

All bearings are related and common with record survey JJ-352.

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.

 10/30/24
Edward A. Gasbarre, P.S. 7036

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Summerhill Closure Report 224097

Lot Closure Report - Lot : 6.617 Ac

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Friday, October 25, 2024, 11:51:58a.m.

Starting location (North, East) = (3644.361, 6476.154)

(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	N90°00'00"W	333.120	No	3644.361	6143.034
2	Line	N00°00'00"E	510.870	No	4155.231	6143.034
3	Line	N90°00'00"W	151.070	No	4155.231	5991.964
4	Line	N02°37'35"W	138.330	No	4293.416	5985.626
5	Line	N18°23'21"W	133.440	No	4420.042	5943.529
6	Line	N03°33'20"W	198.610	No	4618.270	5931.212
7	Line	N74°44'13"E	138.930	No	4654.843	6065.242
8	Line	S00°00'00"W	184.500	No	4470.343	6065.242
9	Line	N90°00'00"E	410.920	No	4470.343	6476.162
10	Line	S00°00'00"W	60.000	No	4410.343	6476.162
11	Line	N90°00'00"W	245.170	No	4410.343	6230.992
12	Line	S00°00'00"W	255.110	No	4155.233	6230.992
13	Line	N90°00'00"E	245.170	No	4155.233	6476.162
14	Line	S00°00'00"W	510.870	No	3644.363	6476.162

Ending location (North, East) = (3644.363, 6476.162)

Total Distance : 3516.110
Total Traverse Stations : 15
Misclosure Direction : S76°16'14"W (from ending location to starting location)
Misclosure Distance : 0.008
Error of Closure : 1:453222.2
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 288234.365 sq. ft. (straight segment added to close
traverse)

= 6.616951 Acres