

BOUNDARY DESCRIPTION
2.615 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southwest quarter of Section 27, T-15N, R-13W.**

Being part of the land described in deeds to **Bonnie J. Myers** recorded in deed volume 555, page 360, deed volume 641, page 300 and official record volume 395, page 83 of the Wayne County records.

Described as follows:

Commencing at a record steel pipe marking the northwest corner of the southwest quarter of Section 27.

Thence S 03° 12' 34" W 1351.15 feet, along the west line of the quarter section, to a one inch diameter steel pipe found on the south line of Henry E. and Nettie D. Miller as described in official record volume 885, page 2616.

Thence S 86° 30' 00" E 1716.66 feet, along the south line of Miller and the extension thereof, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) S 86° 30' 00" E 254.09 feet to a stone monument found.
- 2) S 03° 19' 15" W 393.48 feet to a capped pin set.
- 3) N 86° 05' 31" W 326.48 feet to a capped pin set.
- 4) N 13° 48' 36" E 397.58 feet to the **Point of Beginning**.

This parcel contains 2.615 acres, has no frontage on any public way and is benefited by the Access Easement described in official record ____, page ____.

Prior Instrument: deed volume 555, page 360, deed volume 641, page 300 and official record volume 395, page 83.

Permanent Parcel #: part of 30-01302.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 2024, on behalf of R.W. Gasbarre & Associates, Inc.

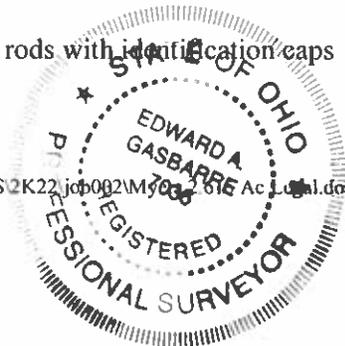
A copy of which is on file at the Wayne County map office. See survey volume XX, page 936

All bearings are related and based on the west line of the quarter section according to record survey DD-437.

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.

 12/18/24
Edward A. Gasbarre, P.S. 7036

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ACCESS EASEMENT DESCRIPTION

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southwest quarter of Section 27, T-15N, R-13W**.

Being part of the land described in deeds to **Bonnie J. Myers** recorded in deed volume 555, page 360, deed volume 641, page 300 and official record volume 395, page 83 of the Wayne County records.

Described as follows:

Commencing at a record steel pipe marking the northwest corner of the southwest quarter of Section 27.

Thence S 03° 12' 34" W 1351.15 feet, along the west line of the quarter section, to a one inch diameter steel pipe found on the south line of Henry E. and Nettie D. Miller as described in official record volume 885, page 2616.

Thence S 86° 30' 00" E 1150.78 feet, along the south line of Miller and the extension thereof, to a point in Millersburg Road (State Route 83) on the westerly line of said Bonnie J. Myers.

Thence N 21° 39' 15" E 48.65 feet, in Millersburg Road and along the westerly line of Myers, to the **Point of Beginning** for the easement herein described - witnesses by a capped reference pin set S 68° 18' 56" E 30.00 feet.

Thence with the following EIGHT courses:

- 1) **N 21° 39' 15" E 40.00 feet**, in Millersburg Road and along the westerly line of Myers, to the southwesterly corner of State of Ohio Department of Transportation as described in official record volume 406, page 158 – witnessed by an “ODOT” right-of-way monument found S 68° 18' 56" E 30.00 feet.
- 2) **S 68° 18' 56" E 187.77 feet**, along the southerly line of State of Ohio Department of Transportation and the extension thereof, to a capped pin set.
- 3) **S 84° 44' 35" E 414.86 feet** to a point.
- 4) **S 02° 06' 25" W 12.91 feet** to a capped pin set on the north line of a 2.615 acre parcel.
- 5) **N 86° 30' 00" W 55.11 feet**, along the north line of the 2.615 acre parcel, to a capped pin set at the northwest corner thereof.
- 6) **S 13° 48' 36" W 25.69 feet**, along the west line of the 2.615 acre parcel, to a capped pin set.
- 7) **N 84° 44' 35" W 362.44 feet** to a capped pin set.
- 8) **N 68° 18' 56" W 193.52 feet** to the **Point of Beginning**.

Prior Instrument: deed volume 555, page 360, deed volume 641, page 300 and official record volume 395, page 83.

Permanent Parcel #: part of 30-01302.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 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 936.

All bearings are related and based on the west line of the quarter section according to record survey DD-437.

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 12/18/24

Edward A. Gasbarre, P.S. 7036

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Myers Closure Report 222002

Lot Closure Report - Lot : 2.615 Ac

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Tuesday, October 11, 2022, 2:18:32p.m.

Starting location (North, East) = (3218.496, 5088.108)

(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	N13°48'36"E	397.580	No	3604.583	5183.011
2	Line	S86°30'00"E	254.090	No	3589.071	5436.628
3	Line	S03°19'15"W	393.480	No	3196.251	5413.834
4	Line	N86°05'31"W	326.480	No	3218.503	5088.114

Ending location (North, East) = (3218.503, 5088.114)

Total Distance : 1371.630
Total Traverse Stations : 5
Misclosure Direction : S37°28'05"W (from ending location to starting location)
Misclosure Distance : 0.009
Error of Closure : 1:148381.0
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 113923.064 sq. ft. (straight segment added to close traverse)

= 2.615314 Acres