

BOUNDARY DESCRIPTION
2.000 Acres

Situated in the State of Ohio, County of Wayne, **Township of Chester** in the **northeast quarter of Section 11, T-20N, R-14W.**

Being part of the land described in a deed to **Todd B. and Julia J. Smith** recorded in official record volume 805 page 2044 of the Wayne County records.

Described as follows:

Commencing at a one inch square steel bar found marking the southeast corner of the northeast quarter of Section 11.

Thence N 01° 31' 20" E 160.71 feet, along the east line of the quarter section, to a point in Overton Road (County Road 186) – witnessed by a 5/8 inch diameter steel reference pin found N 08° 42' 42" W 9.35 feet.

Thence N 08° 42' 42" W 283.70 feet in Overton Road and along the east line of Todd B. and Julia J. Smith as described in official record volume 805, page 2044, to a 5/8 inch diameter steel pin found – witnessed by a 5/8 inch diameter steel reference pin found S 89° 54' 19" W 29.93 feet.

Thence S 89° 54' 19" W 1700.61 feet, along the north line of Smith, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following **FOUR** courses:

- 1) **S 00° 03' 23" W 181.91 feet** to a capped pin set on the north line of Carol J. Kobylanski as described in official record volume 874, page 1301.
- 2) **N 89° 56' 37" W 486.05 feet**, along the north line of Kobylanski, to a point in Rice Hill Road (Township Road 124) on the east line of Ronald T. and Phillis R. McCoy as described in official record volume 739, page 795 - witnessed by a capped reference pin found S 89° 56' 37" E 26.02 feet.
- 3) **N 03° 30' 29" E 180.98 feet**, along the east line of McCoy and in Rice Hill Road, to a 5/8 inch diameter steel pin found at the southwest corner of Robert P. and Philip A. Brazis as described on deed volume 572, page 584 – witnessed by a capped reference pin set N 89° 54' 19" E 24.46 feet.
- 4) **N 89° 54' 19" E 475.16 feet**, along the south line of Brazis, to the **Point of Beginning**.

This parcel contains 2.000 acres and is subject to the 30 feet wide access easement described in official record volume ____, page ____.

Prior Instrument: official record volume 805 page 2044.

Permanent Parcel #: part of 10-01732.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June of 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 ~~943~~ 943.

All bearings are related and based on grid north of the Ohio State Plane Coordinate System.

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 6/12/23

Edward A. Gasbarre, P.S. 7036

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Access Easement Description

Situated in the State of Ohio, County of Wayne, Township of Chester in the northeast quarter of Section 11, T-20N, R-14W.

Being part of the land described in a deed to Todd B. and Julia J. Smith recorded in official record volume 805 page 2044 of the Wayne County records.

Being a strip of land lying between parallel lines located 30 feet north (left) of the following described south line along with any shortening or extensions of those lines required to intersect the property lines

Described as follows:

Commencing at a one inch square steel bar found marking the southeast corner of the northeast quarter of Section 11.

Thence N 01° 31' 20" E 160.71 feet, along the east line of the quarter section, to a point in Overton Road (County Road 186) – witnessed by a 5/8 inch diameter steel reference pin found N 08° 42' 42" W 9.35 feet.

Thence N 08° 42' 42" W 283.70 feet, in Overton Road and along the east line of Todd B. and Julia J. Smith as described in official record volume 805, page 2044, to a 5/8 inch diameter steel pin found – witnessed by a 5/8 inch diameter steel reference pin found S 89° 54' 19" W 29.93 feet.

Thence S 89° 54' 19" W 2175.77 feet, along the north line of Smith, to a 5/8 inch diameter steel pin found at the northwest corner thereof – witnessed by a capped reference pin found N 89° 54' 19" E 24.46 feet.

Thence S 03° 30' 29" W 180.98 feet, along the west line of Smith, the Point of Beginning for the easement herein described – witnessed by a capped reference pin found S 89° 56' 37" E 26.02 feet.

Thence with the following Course:

S 89° 56' 37" E 486.05 feet, along the south line of a 2.000 Ac, to the east line and there Terminate.

Prior Instrument: official record volume 805 page 2044.

Permanent Parcel #: part of 10-01732.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June of 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 943

All bearings are related and based on grid north of the Ohio State Plane Coordinate System.

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, P.S. 7036

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