

BOUNDARY DESCRIPTION
3.564 Acres

Situated in the State of Ohio, County of Wayne, **Township of Chester** in the **northeast quarter of Section 3, T-20N, R-14W.**

Being part of the land described in a deed to **Lindsey Wigal** recorded in official record volume 957, page 4682 of the Wayne County records.

Described as follows:

Commencing at a capped pin found in Martin Road (County Road 161), on the line between Chester Township and Congress Township, marking the northeast corner of Section 3 – witnessed by a capped reference pin found S 01° 46' 19" W 23.60 feet.

Thence S 89° 23' 50" W 968.45 feet, along the township line and in Martin Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 00° 36' 10" E 43.82 feet.

Thence with the following SEVEN courses:

- 1) **S 00° 36' 10" E 499.44 feet** to a capped pin found at the northeast corner of Paul T. Cicconetti and Megan M. Anderson, Co-Trustees as described in official record volume 945, page 2709.
- 2) **N 80° 51' 12" W 318.85 feet**, along a northerly line of Cicconetti and Anderson, to a capped pin found.
- 3) **S 87° 54' 27" W 146.68 feet**, along a northerly line of Cicconetti and Anderson, to a point in Cedar Valley Road (County Road 22) – witnessed by a capped reference pin found N 87° 54' 27" E 27.60 feet.
- 4) **N 04° 29' 22" W 200.28 feet**, in Cedar Valley Road and along the west line of said Wigal, to the southwest corner of Amy M. Bush as described in official record volume 748, page 1200 – witnessed by a one inch diameter steel reference pipe found N 89° 23' 50" E 25.00 feet.
- 5) **N 89° 23' 50" E 261.90 feet**, along the south line of Bush, to a capped pin found.
- 6) **N 03° 53' 08" W 249.85 feet**, along the east line of Bush, to a point on the township line and in Martin Road – witnessed by a capped reference pin found S 03° 53' 08" E 27.48 feet.
- 7) **N 89° 23' 50" E 226.86 feet**, along the township line and in Martin Road, to the **Point of Beginning.**

This parcel contains 3.564 acres.

Prior Instrument: official record volume 957, page 4682.

Permanent Parcel #: part of 10-01072.002

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 44, page 43.

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 12/29/24

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
12.707 Acres

Situated in the State of Ohio, County of Wayne, **Township of Chester** in the **northeast quarter of Section 3, T-20N, R-14W.**

Being part of the land described in a deed to **Lindsey Wigal** recorded in official record volume 957, page 4682 of the Wayne County records.

Described as follows:

Beginning at a capped pin found in Martin Road (County Road 161), on the line between Chester Township and Congress Township, marking the northeast corner of Section 3 – witnessed by a capped reference pin found S 01° 46' 19" W 23.60 feet.

Thence with the following FOUR courses:

- 1) **S 01° 46' 19" W 658.27 feet**, along the east line of the quarter section, to a capped pin found at the southeast corner of said Wigal.
- 2) **N 81° 03' 26" W 954.40 feet**, along the southerly line of Wigal, to a capped pin found at the northeast corner of Paul T. Cicconetti and Megan M. Anderson, Co-Trustees as described in official record volume 945, page 2709.
- 3) **N 00° 36' 10" W 499.44 feet** to a point on the township line and in Martin Road – witnessed by a capped reference pin set S 00° 36' 10" E 43.82 feet.
- 4) **N 89° 23' 50" E 968.45 feet**, along the township line and in Martin Road, to the **Point of Beginning**.

This parcel contains 12.707 acres.

Prior Instrument: official record volume 957, page 4682.
Permanent Parcel #: part of 10-01072.002

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 yy, page 43.

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 12/29/24

Edward A. Gasbarre, P.S. 7036

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Wigal Closure Report 224107

Lot Closure Report - Lot : 3.564 Ac

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 file- H:\ADAT4\AJOB5\2K24\Job107\224107.msj\lc_3.564 Ac.txt
 Wednesday, October 16, 2024, 10:26:07a.m.

Starting location (North, East) = (449708.709, 2099797.697)

(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	N89°23'50"E	226.860	No	449711.096	2100024.544
2	Line	S00°36'10"E	499.440	No	449211.683	2100029.799
3	Line	N80°51'12"W	318.850	No	449262.368	2099715.003
4	Line	S87°54'27"W	146.680	No	449257.013	2099568.421
5	Line	N04°29'22"W	200.280	No	449456.678	2099552.744
6	Line	N89°23'50"E	261.900	No	449459.434	2099814.629
7	Line	N03°53'08"W	249.850	No	449708.709	2099797.698

Ending location (North, East) = (449708.709, 2099797.698)

Total Distance : 1903.860
 Total Traverse Stations : 8
 Misclosure Direction : S85°43'05"W (from ending location to starting location)
 Misclosure Distance : 0.002
 Error of Closure : 1:1261160.0
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 155257.117 sq. ft. (straight segment added to close traverse)
= 3.564213 Acres

Lot Closure Report - Lot : 12.707 AC

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 Starting location (North, East) = (449711.096, 2100024.544)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N89°23'50"E	968.450	No	449721.284	2100992.941
2	Line	S01°46'19"W	658.270	No	449063.329	2100972.586
3	Line	N81°03'26"W	954.400	No	449211.688	2100029.788
4	Line	N00°36'10"W	499.440	No	449711.101	2100024.534

Ending location (North, East) = (449711.101, 2100024.534)

Total Distance : 3080.560
 Total Traverse Stations : 5
 Misclosure Direction : S65°05'42"E (from ending location to starting location)
 Misclosure Distance : 0.012
 Error of Closure : 1:258415.8
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 553510.999 sq. ft. (straight segment added to close traverse)
= 12.706864 Acres