

## BOUNDARY DESCRIPTION

**0.289 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **southeast quarter of Section 2, T-19N, R-14W.**

Being part of a 2.11 acre parcel described in a deed to **Oak Chapel United Methodist Church Inc.** recorded in official record volume 14, page 987 of the Wayne County records.

Described as follows:

**Commencing** at a one inch diameter steel pipe found in Smyser Road (Township Road 35) marking the northeast corner of the southeast quarter of Section 2.

Thence S 00° 21' 42" E 1216.28 feet, along the east line of the quarter section and in Smyser Road, to the southeast corner of said 2.11 acre parcel - witnessed by a 1-1/4 inch diameter steel reference pin found S 89° 36' 20" W 24.40 feet and a 3/4 inch square steel bolt found N 89° 36' 20" E 1.45 feet.

Thence S 89° 36' 20" W 185.82 feet, along the south line of the 2.11 acre parcel, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following SIX courses:

- 1) **S 89° 36' 20" W 12.00 feet**, along the south line of the 2.11 acre parcel, to the east line of a 71.832 acre tract described in a deed to Elsie S. Mykrantz recorded in official record volume 887, page 4220.
- 2) **N 00° 23' 44" W 388.88 feet**, along the east line of Mykrantz, to a one inch diameter crimped steel pipe found on the southerly right-of-way line of Ashland Road (U.S. 250).
- 3) **S 59° 06' 13" E 57.34 feet**, along the southerly right-of way line of Ashland Road, to a capped pin set.
- 4) **S 00° 23' 44" E 204.09 feet** to a capped pin set.
- 5) **S 89° 36' 07" W 37.00 feet** to a capped pin set.
- 6) **S 00° 23' 44" E 155.00 feet** to the **Point of Beginning**.

**This parcel contains 0.289 acres.**

**Prior Instrument: official record volume 14, page 987,**

**Permanent Parcel #: part of 44-00187.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 2025, 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 50.

All bearings are related and based on the east line of the quarter section according to record survey VV-263.

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.

 4/03/25

Edward A. Gasbarre, P.S. 7036

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**BOUNDARY DESCRIPTION**  
**2.125 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **southeast quarter of Section 2, T-19N, R-14W.**

Being part of the land described in deeds to **Oak Chapel United Methodist Church Inc.** recorded in official record volume 14, page 987 and deed volume 459, page 153 and all of the land described in deed volume 455, page 406 of the Wayne County records.

Described as follows:

**Commencing** at a one inch diameter steel pipe found in Smyser Road (Township Road 35) marking the northeast corner of the southeast quarter of Section 2.

Thence S 00° 21' 42" E 1216.28 feet, along the east line of the quarter section and in Smyser Road, to the **Point of Beginning** for the parcel herein described - witnessed by a 1-1/4 inch diameter steel reference pin found S 89° 36' 20" W 24.40 feet and a 3/4 inch square steel bolt found N 89° 36' 20" E 1.45 feet.

Thence with the following EIGHT courses:

- 1) **S 00° 21' 42" E 409.16 feet**, along the east line of the quarter section and in Smyser Road, to a cotton gin spike found in the intersection of Old Lincoln Way (County Road 30-A) - witnessed by a capped reference pin found S 00° 21' 42" E 35.09 feet.
- 2) **N 87° 44' 57" W 197.79 feet**, in Old Lincoln Way and along the north line of Jon A. and Christine V. Mykrantz as described in official record volume 744, page 1579 and the extension thereof, to the southeast corner of a 71.832 acre tract described in a deed to Elsie S. Mykrantz recorded in official record volume 887, page 4220 - witnessed by a 3/4 inch diameter steel reference pipe found N 00° 23' 44" W 34.00 feet.
- 3) **N 00° 23' 44" W 788.91 feet**, along the east line of Mykrantz, to a one inch diameter crimped steel pipe found on the southerly right-of-way line of Ashland Road (U.S. 250).
- 4) **S 59° 06' 13" E 57.34 feet**, along the southerly right-of way line of Ashland Road, to a capped pin set.
- 5) **S 00° 23' 44" E 204.09 feet** to a capped pin set.
- 6) **S 89° 36' 07" W 37.00 feet** to a capped pin set.

- 7) **S 00° 23' 44" E 155.00 feet** to a capped pin set on the south line of a 2.11 acre parcel described in said official record volume 14, page 987.
- 8) **N 89° 36' 20" E 185.82 feet**, along the south line of the 2.11 acre parcel, to the **Point of Beginning**.

**This parcel contains 2.125 acres.**

**Prior Instrument: official record volume 14, page 987, deed volume 455, page 406, deed volume 459, page 153.**

**Permanent Parcel #: part of 44-00187.000 and all of 44-00268.000 and 44-00269.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 2025, 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 50.

All bearings are related and based on the east line of the quarter section according to record survey VV-263.

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.

 4/03/25

Edward A. Gasbarre, P.S. 7036

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## BOUNDARY DESCRIPTION

**1.818 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **southeast quarter of Section 2, T-19N, R-14W.**

Being part of the land described in a deed to **Oak Chapel United Methodist Church Inc.** recorded in official record volume 14, page 987 of the Wayne County records.

Described as follows:

**Commencing** at a one inch diameter steel pipe found in Smyser Road (Township Road 35) marking the northeast corner of the southeast quarter of Section 2.

Thence S 00° 21' 42" E 818.68 feet, along the east line of the quarter section and in Smyser Road, to the centerline of Ashland Road (U.S. 250), the **Point of Beginning** for the parcel herein described.

Thence with the following EIGHT courses:

- 1) **S 00° 21' 42" E 397.58 feet**, along the east line of the quarter section and in Smyser Road, to the southeast corner of a 2.11 acre parcel described to said deed to Oak Chapel United Methodist Church Inc. - witnessed by a 1-1/4 inch diameter steel reference pin found S 89° 36' 20" W 24.40 feet and a 3/4 inch square steel bolt found N 89° 36' 20" E 1.45 feet.
- 2) **S 89° 36' 20" W 185.82 feet**, along the south line of the 2.11 acre parcel, to a capped pin set.
- 3) **N 00° 23' 44" W 155.00 feet** to a capped pin set.
- 4) **N 89° 36' 07" E 37.00 feet** to a capped pin set.
- 5) **N 00° 23' 44" W 204.09 feet** to a capped pin set on the southerly right-of-way line of Ashland Road.
- 6) **N 59° 06' 13" W 57.34 feet**, along the right-of-way line of Ashland Road, to a one inch diameter crimped steel pipe found on the east line of a 71.832 acre tract described in a deed to Elsie S. Mykrantz recorded in official record volume 887, page 4220.
- 7) **N 00° 23' 44" W 138.66 feet**, along the east line of Mykrantz, to a 1-1/4 inch diameter steel pipe found on the centerline of Ashland Road.
- 8) **Southeasterly**, along the centerline of Ashland Road and the arc of a curve concave to the southwest, a distance of 236.90 feet to the **Point of Beginning.**

The aforementioned curve has the following properties;

Central Angle =  $2^{\circ} 22' 09''$

Radius = 5729.58 feet

Chord Bearing S  $57^{\circ} 07' 27''$  E

Chord Distance = 236.89 feet

**This parcel contains 1.818 acres.**

**Prior Instrument: official record volume 14, page 987.**

**Permanent Parcel #: part of 44-00187.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 2025, 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 50.

All bearings are related and based on the east line of the quarter section according to record survey VV-263.

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 4/03/25

Edward A. Gasbarre, P.S. 7036

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# Oak Chapel Closure Report 224095

Lot Closure Report - Lot : 2.125 Ac

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Monday, March 31, 2025, 8:57:44a.m.

Starting location (North, East) = ( 4863.806, 6262.389 )

(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	N87°44'57"W	197.790	No	4871.574	6064.752
2	Line	N00°23'44"W	788.910	No	5660.466	6059.305
3	Line	S59°06'13"E	57.340	No	5631.022	6108.509
4	Line	S00°23'44"E	204.090	No	5426.937	6109.918
5	Line	S89°36'07"W	37.000	No	5426.680	6072.919
6	Line	S00°23'44"E	155.000	No	5271.684	6073.989
7	Line	N89°36'20"E	185.820	No	5272.963	6259.804
8	Line	S00°21'42"E	409.160	No	4863.811	6262.387

Ending location (North, East) = ( 4863.811, 6262.387 )

Total Distance : 2035.110  
 Total Traverse Stations : 9  
 Misclosure Direction : S24°58'06"E (from ending location to starting location)  
 Misclosure Distance : 0.005  
 Error of Closure : 1:382984.0  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 92578.894 sq. ft. (straight segment added to close traverse)

**= 2.125319 Acres**

Lot Closure Report - Lot : 1.817 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S89°36'20"W	185.820	No	5271.684	6073.989
2	Line	N00°23'44"W	155.000	No	5426.680	6072.919
3	Line	N89°36'07"E	37.000	No	5426.937	6109.918
4	Line	N00°23'44"W	204.090	No	5631.022	6108.509
5	Line	N59°06'13"W	57.340	No	5660.466	6059.305
6	Line	N00°23'44"W	138.660	No	5799.122	6058.348
7	Curve	S57°07'27"E	236.900	No	5670.528	6257.308

ARC= 236.917, RAD= 5729.580, DELTA= 2°22'09"

BC\_TO\_RAD= S31°41'29"W

RAD\_TO\_EC= N34°03'38"E

ADD\_ARC\_AREA = 193.395

8	Line	S00°21'42"E	397.580	No	5272.956	6259.818
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Ending location (North, East) = ( 5272.956, 6259.818 )

Total Distance : 1412.407  
 Total Traverse Stations : 9  
 Misclosure Direction : N63°22'03"W (from ending location to starting location)  
 Misclosure Distance : 0.015  
 Error of Closure : 1:92737.2  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 79173.779 sq. ft. (straight segment added to close traverse)

**= 1.817580 Acres**



Lot Closure Report - Lot : FromTMPB

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 Thursday, April 3, 2025, 9:17:44a.m.

Starting location (North, East) = ( 5271.684, 6073.989 )

(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	S89°36'20"W	12.000	No	5271.601	6061.989
2	Line	N00°23'44"W	388.880	No	5660.472	6059.304
3	Line	S59°06'13"E	57.340	No	5631.029	6108.508
4	Line	S00°23'44"E	204.090	No	5426.943	6109.916
5	Line	S89°36'07"W	37.000	No	5426.686	6072.917
6	Line	S00°23'44"E	155.000	No	5271.690	6073.987

Ending location (North, East) = ( 5271.690, 6073.987 )

Total Distance : 854.310  
 Total Traverse Stations : 7  
 Misclosure Direction : S10°42'29"E (from ending location to starting location)  
 Misclosure Distance : 0.006  
 Error of Closure : 1:133814.6  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 12589.773 sq. ft. (straight segment added to close traverse)  
 = **0.289021 Acres**

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