

BOUNDARY DESCRIPTION

3.946 Acres

Situated in the State of Ohio, County of Wayne, **Township of Clinton** in the **northwest quarter of Section 3, T-18N, R-14W.**

Being part of the land described in a deed to **Garlan D. and Sandra Jo Scheibe** recorded in official record volume 862, page 918 of the Wayne County records.

Described as follows:

Beginning at a stone monument found in Elyria Road (County Road 149) marking the northwest corner of Section 3.

Thence N 89° 46' 56" E 278.69 feet, along the line between Clinton Township and Plain Township (T-19N, R-14W), to a one inch diameter steel pipe found at the northeast corner of Adam G. and Katie M. Hart as described in official record volume 749, page 2660, the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) **N 89° 46' 56" E 695.07 feet**, along the township line, to a capped pin set at the northeast corner of said Scheibe.
- 2) **S 01° 17' 09" E 60.72 feet**, along the east line of Scheibe, to a point in Columbus Road (State Route 3) - witnessed by a capped reference pin set N 01° 17' 09" W 29.91 feet.
- 3) **S 52° 17' 43" W 639.15 feet**, along the northerly line of David E. and Christine L. Acker as described in deed volume 698, page 615, to the southeast corner of David L. Hendrix as described in official record volume 545, page 2601 - witnessed by a one inch diameter steel reference pipe found N 23° 01' 06" W 22.15 feet.
- 4) **N 23° 01' 06" W 487.80 feet**, along the east line of Hendrix and the extension thereof, to the **Point of Beginning.**

This parcel contains 3.946 acres.

Prior Instrument: official record volume 862, page 918.

Permanent Parcel #: all of 19-00410.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June of 2025, on behalf of R.W. Gasbarre & Associates, Inc.

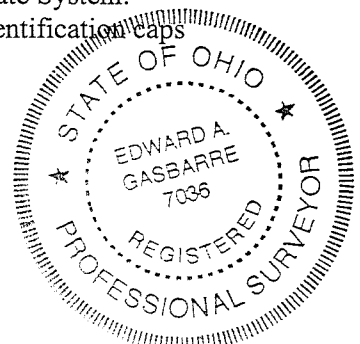
A copy of which is on file at the Wayne County map office. See survey volume yy, page 061.

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 6/05/25

Edward A. Gasbarre, P.S. 7036 H:\ADAT4\AJOB5\2K25\Job030\Scheibe 3.946 Ac Legal.docx



Scheibe Closure Report 225030

Lot Closure Report - Lot : 3.946 Ac

file- H:\ADAT4\AJOB5\2K25\Job030\225030.ms\lc_3.946 Ac.txt
Monday, June 2, 2025, 8:07:28a.m.

Starting location (North, East) = (387544.372, 2090347.054)

(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°46'56"E	695.070	No	387547.014	2091042.119
2	Line	S01°17'09"E	60.720	No	387486.309	2091043.482
3	Line	S52°17'43"W	639.150	No	387095.410	2090537.803
4	Line	N23°01'06"W	487.800	No	387544.371	2090347.061

Ending location (North, East) = (387544.371, 2090347.061)

Total Distance : 1882.740
Total Traverse Stations : 5
Misclosure Direction : N84°00'51"W (from ending location to starting location)
Misclosure Distance : 0.007
Error of Closure : 1:270298.6
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 171894.202 sq. ft. (straight segment added to close traverse)

= 3.946148 Acres