

BOUNDARY DESCRIPTION

2.563 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wayne** in the **southwest quarter of Section 29, T-16N, R-13W.**

Being part of the land described in a deed to **KDK Farms** recorded in official record volume 727, page 1865 of the Wayne County records.

Described as follows:

Commencing at a record one inch diameter steel pipe in Flickinger Hill Road (Township Road 193) marking the northwest corner of the southwest quarter of Section 29.

Thence S 89° 48' 59" E 967.20 feet, along the north line of the quarter section and in Flickinger Hill Road, to the northwest corner of Peter M. and Christine J. Abramo as described in official record volume 726, page 2451.

Thence S 06° 30' 33" W 589.62 feet, along the west line of Abramo, to a record post at the southwest corner thereof.

Thence S 74° 20' 19" E 215.91 feet, along the south line of Abramo, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following SEVEN courses:

- 1) S 74° 20' 19" E 262.51 feet, along the south line of Abramo and the extension thereof, to a capped pin set at the northwest corner of Allen K. Smith as described in official record volume 967, page 466.
- 2) S 12° 40' 37" W 232.98 feet, along a westerly line of Smith, to a capped pin found.
- 3) S 00° 40' 37" W 264.00 feet, along a westerly line of Smith, to a capped pin found.
- 4) S 62° 35' 09" W 165.00 feet, along a northerly line of Smith, to a capped pin found.
- 5) S 06° 37' 33" W 36.60 feet, along a westerly line of Smith, to a mag-nail found in Varns Road (Township Road 222).
- 6) N 85° 38' 15" W 9.00 feet, in Varns Road, to a mag-spike set.
- 7) N 03° 18' 00" W 674.90 feet to the **Point of Beginning**.

This parcel contains 2.563 acres.

Prior Instrument: official record volume 727, page 1865.

Permanent Parcel #: part of 53-01322.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June 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 67.

All bearings are related and common with record survey WW-357.

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 6/04/25
Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
6.506 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wayne** in the **southwest quarter of Section 29, T-16N, R-13W.**

Being all of the land described in deeds to **J. Bradford and Beth A. Starlin** recorded in official record volume 900, page 4821 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a record one inch diameter steel pipe in Flickinger Hill Road (Township Road 193) marking the northwest corner of the southwest quarter of Section 29.

Thence S 89° 48' 59" E 1283.82 feet, along the north line of the quarter section and in Flickinger Hill Road, to the northeast of Peter M. and Christine J. Abramo as described in official record volume 726, page 2451, the **Point of Beginning** for the parcel herein described - witnessed by a record 5/8 inch diameter steel reference pin S 00° 52' 12" E 29.95 feet.

Thence with the following SEVENTEEN courses:

- 1) **S 89° 48' 59" E 175.00 feet**, along the north line of the quarter section and in Flickinger Hill Road, to the northwest corner of an 8.003 acre parcel described in a deed to J. Bradford and Beth A. Starlin recorded in official record volume 799, page 488 – witnessed by a 5/8 inch diameter steel reference pin found S 00° 52' 50" E 30.00 feet.

The following Five courses (courses 2 through 6) follow the westerly lines of the 8.003 acre parcel.

- 2) **S 00° 52' 50" E 65.00 feet** to a capped pin marked "Rudolph 6449" found.
- 3) **S 08° 50' 34" W 207.06 feet** to a capped marked "Rudolph 6449" found.
- 4) **S 06° 50' 57" E 159.48 feet** to a 5/8 inch diameter steel pin found.
- 5) **S 22° 10' 29" E 143.78 feet** to a 5/8 inch diameter steel pin found.
- 6) **S 00° 50' 31" E 192.45 feet** to a capped pin marked "Rudolph 6449" found on a northerly line of Michael P. and Tamara E. Hoffman as described in official record volume 89, page 667.
- 7) **N 74° 20' 19" W 148.58 feet**, along a northerly line of Hoffman and the extension thereof, to a capped pin set.

- 8) S 12° 40' 37" W 232.98 feet, along a westerly line of Allen K. Smith as described in official record volume 967, page 466, to a capped pin found.
- 9) S 00° 40' 37" W 264.00 feet, along a westerly line of Smith, to a capped pin found.
- 10) S 62° 35' 09" W 165.00 feet, along a northerly line of Smith, to a capped pin found.
- 11) S 06° 37' 33" W 36.60 feet, along a westerly line of Smith, to a mag-nail found in Varns Road (Township Road 222).
- 12) N 85° 38' 15" W 9.00 feet, in Varns Road, to a mag-spike set.
- 13) N 03° 18' 00" W 674.90 feet to a capped pin set on the south line of the said Abramo.
- 14) S 74° 20' 19" E 22.82 feet, along the south line of Abramo, to a capped pin marked "SJL INC" found at the southwest corner of said Starlin.
- 15) N 07° 11' 40" E 235.86 feet, along a westerly line of Starlin, to a capped pin marked "SJL INC" found.
- 16) N 46° 01' 50" E 178.51 feet, along a westerly line of Starlin, to a 5/8 inch diameter steel pin found.
- 17) N 00° 52' 12" W 291.35 feet, along a westerly line of Starlin, to the **Point of Beginning**.

This parcel contains 6.506 acres.

Prior Instrument: official record volume 900, page 4821 and official record volume ____, page ____.

Permanent Parcel #: all of 53-01888.002

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June 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 44, page 67.

All bearings are related and common with record survey WW-357.

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.

 6/04/25

Edward A. Gasbarre, P.S. 7036

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Franks Closure Report 225038

Lot Closure Report - Lot : 6.506 Ac

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Wednesday, May 28, 2025, 1:36:57p.m.

Starting location (North, East) = (426468.860, 2117307.526)

(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°48'59"E	175.000	No	426468.299	2117482.525
2	Line	S00°52'50"E	65.000	No	426403.307	2117483.524
3	Line	S08°50'34"W	207.060	No	426198.708	2117451.694
4	Line	S06°50'57"E	159.480	No	426040.366	2117470.713
5	Line	S22°10'29"E	143.780	No	425907.220	2117524.980
6	Line	S00°50'31"E	192.450	No	425714.791	2117527.808
7	Line	N74°20'19"W	148.580	No	425754.900	2117384.744
8	Line	S12°40'37"W	232.980	No	425527.600	2117333.616
9	Line	S00°40'37"W	264.000	No	425263.618	2117330.496
10	Line	S62°35'09"W	165.000	No	425187.649	2117184.026
11	Line	S06°37'33"W	36.600	No	425151.293	2117179.803
12	Line	N85°38'15"W	9.000	No	425151.978	2117170.829
13	Line	N03°18'00"W	674.900	No	425825.759	2117131.979
14	Line	S74°20'19"E	22.820	No	425819.599	2117153.951
15	Line	N07°11'40"E	235.860	No	426053.602	2117183.490
16	Line	N46°01'50"E	178.510	No	426177.537	2117311.965
17	Line	N00°52'12"W	291.350	No	426468.853	2117307.542

Ending location (North, East) = (426468.853, 2117307.542)

Total Distance : 3202.370
Total Traverse Stations : 18
Misclosure Direction : N67°31'43"W (from ending location to starting location)
Misclosure Distance : 0.017
Error of Closure : 1:184880.6
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 283375.060 sq. ft. (straight segment added to close traverse)

= 6.505396 Acres