

**BOUNDARY DESCRIPTION**  
**0.103 Acre**

Situated in the State of Ohio, County of Wayne, **Township of Congress** in the **southeast quarter of Section 34, T-21N, R-14W.**

Being part of a 52.65 acre tract described in a deed to **Gerald L. Flinn and Rita K. Flinn, Trustees of the Gerald L. Flinn Trust dated April 15, 2016** recorded in official record volume 982, page 3090 of the Wayne County records.

Described as follows:

**Commencing** at a one inch diameter steel pipe found marking the northeast corner of the southeast quarter of Section 34.

Thence S 89° 10' 35" W 1660.15 feet, along the north line of the quarter section, to a point in Cedar Valley Road (Township Road 22) - witnessed by a capped reference pin found N 89° 10' 35" E 26.21 feet.

Thence S 03° 37' 48" E 761.89 feet, in Cedar Valley Road, to the northwest corner of Thomas Robert and Alisha Marie Guidetti as described in official record volume 868, page 259 - witnessed by a 3/4 inch diameter crimped steel reference pipe found N 89° 35' 26" E 30.33 feet.

Thence N 89° 35' 26" E 200.24 feet, along the north line of Guidetti, to a one inch diameter steel pipe found at the northeast corner thereof, **the Point of Beginning** for the parcel herein described.

Thence with the following **FOUR** courses:

- 1) **N 89° 35' 26" E 15.02 feet** to a capped pin set.
- 2) **S 03° 36' 13" E 300.26 feet** to a capped pin set.
- 3) **S 89° 36' 25" W 15.02 feet**, to a 3/4 inch diameter crimped steel pipe found at the southeast corner of Guidetti.
- 4) **N 03° 36' 13" W 300.26 feet**, along the east line of Guidetti, to the **Point of Beginning**.

**This parcel contains 0.103 acres and has no frontage on any public way.**

**Prior Instrument: official record volume 982, page 3090.**

**Permanent Parcel #: part of 22-00227.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 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 257.

All bearings are related and based on the north line of the quarter section according to record survey UU-460.

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 12/02/25

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

1.481 Acre

Situated in the State of Ohio, County of Wayne, **Township of Congress** in the **southeast quarter of Section 34, T-21N, R-14W.**

Being all of the land described in deeds to **Thomas Robert and Alisha Marie Guidetti** recorded in official record volume 868, page 259 and official record volume \_\_\_\_, page \_\_\_\_ of the Wayne County records.

Described as follows:

**Commencing** at a one inch diameter steel pipe found marking the northeast corner of the southeast quarter of Section 34.

Thence S 89° 10' 35" W 1660.15 feet, along the north line of the quarter section, to a point in Cedar Valley Road (Township Road 22) - witnessed by a capped reference pin found N 89° 10' 35" E 26.21 feet.

Thence S 03° 37' 48" E 761.89 feet, in Cedar Valley Road, to the northwest corner of Thomas Robert and Alisha Marie Guidetti as described in official record volume 868, page 259, the **Point of Beginning** for the parcel herein described - witnessed by a 3/4 inch diameter crimped steel reference pipe found N 89° 35' 26" E 30.33 feet.

Thence with the following FOUR courses:

- 1) N 89° 35' 26" E 215.26 feet, along the north line of Guidetti, to a capped pin set.
- 2) S 03° 36' 13" E 300.26 feet, along the east line of Guidetti, to a capped pin set.
- 3) S 89° 36' 25" W 215.12 feet, along the south line of Guidetti, to a bolt found in Cedar Valley Road - witnessed by a one inch diameter steel reference pipe found N 89° 36' 25" E 25.42 feet.
- 4) N 03° 37' 48" W 300.21 feet, in Cedar Valley Road and along the west line of Guidetti, to the **Point of Beginning.**

**This parcel contains 1.481 acres.**

**Prior Instrument: official record volume 868, page 259 and official record volume \_\_\_\_, page \_\_\_\_.**

**Permanent Parcel #: all of 22-00492.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 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 257

All bearings are related and based on the north line of the quarter section according to record survey UU-460.

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* 12/02/25

Edward A. Gasbarre, P.S. 7036

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# Guidetti Closure Report 225073

Lot Closure Report - Lot : 1.481 Ac

file- H:\ADAT4\AJOB5\2K25\Job073\225073.ms\lc\_1.481 Ac.txt  
Thursday, August 7, 2025, 2:07:08p.m.

Starting location (North, East) = ( 451956.147, 2097611.291 )

(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°35'26"E	215.260	No	451957.686	2097826.545
2	Line	S03°36'13"E	300.260	No	451658.019	2097845.418
3	Line	S89°36'25"W	215.120	No	451656.543	2097630.303
4	Line	N03°37'48"W	300.210	No	451956.151	2097611.296

Ending location (North, East) = ( 451956.151, 2097611.296 )

Total Distance : 1030.850  
Total Traverse Stations : 5  
Misclosure Direction : S50°20'39"W (from ending location to starting location)  
Misclosure Distance : 0.006  
Error of Closure : 1:168324.4  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 64504.687 sq. ft. (straight segment added to close traverse)  
**= 1.480824 Acres**

Lot Closure Report - Lot : 0.103 Ac

file- H:\ADAT4\AJOB5\2K25\Job073\225073.ms\lc\_0.103 Ac.txt  
Thursday, August 7, 2025, 2:11:49p.m.

Starting location (North, East) = ( 451957.686, 2097826.545 )

(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°35'26"E	15.020	No	451957.793	2097841.565
2	Line	S03°36'13"E	300.260	No	451658.127	2097860.437
3	Line	S89°36'25"W	15.020	No	451658.024	2097845.418
4	Line	N03°36'13"W	300.260	No	451957.690	2097826.545

Ending location (North, East) = ( 451957.690, 2097826.545 )

Total Distance : 630.560  
Total Traverse Stations : 5  
Misclosure Direction : S00°24'04"E (from ending location to starting location)  
Misclosure Distance : 0.004  
Error of Closure : 1:146767.4  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 4502.794 sq. ft. (straight segment added to close traverse)  
**= 0.103370 Acres**