

BOUNDARY DESCRIPTION

2.600 Acres

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **southwest quarter of Section 3, T-19N, R-14W.**

Being part of the land described in a deed to **Thomas J. and Cheryl L. Boyer** recorded in official record volume 971, page 3064 of the Wayne County records.

Described as follows:

Commencing at a 3/4 inch diameter steel pin found marking the northwest corner of the southwest quarter of Section 3.

Thence S 86° 15' 59" E 669.41 feet, along the north line of the quarter section, to the northeast corner of Stephen A. and Barbara A. Grenert, Trustees as described in official record volume 819, page 1370 – witnessed by a 5/8 inch diameter steel pin found N 4° 16' 54" E 0.14 feet.

Thence S 4° 16' 54" W 1574.13 feet, along the east line of Grenert, Trustees, to a point in Old Lincoln Way (County Road 30-A) – witnessed by a 5/8 inch diameter steel reference pin found N 4° 16' 54" E 35.00 feet.

Thence S 73° 45' 38" E 61.36 feet, in Old Lincoln Way and along a southerly line of Christopher L. Boyer as described in official record volume 257, page 332, to the southwest corner of Steven L. and Catherine M. Boyer as described in official record volume 971, page 3060 – witnessed by a capped reference pin marked "Rudolph 6449" found N 4° 16' 54" E 34.95 feet.

Thence S 73° 27' 04" E 24.00 feet, in Old Lincoln Way and along a southerly line of Boyer, to a masonry nail.

Thence S 74° 21' 47" E 6.79 feet, in Old Lincoln Way and along a southerly line of Boyer, to the southwest corner of a 5.816 acre parcel described in said deed to Thomas J. and Cheryl L. Boyer – witnessed by a 5/8 inch diameter steel reference pin found N 4° 16' 33" E 35.00 feet.

Thence N 4° 16' 33" E 382.80 feet, along the west line of the 5.816 acre parcel, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FIVE courses:

- 1) **N 4° 16' 33" E 320.43 feet**, along the west line of the 5.816 acre parcel, to a 5/8 inch diameter steel pin found.

- 2) **S 85° 46' 39" E 353.54 feet**, along the north line of the 5.816 acre parcel, to a 5/8 inch diameter steel pin found.
- 3) **S 4° 13' 16" W 269.16 feet**, along an easterly line of the 5.816 acre parcel, to a capped pin set.
- 4) **S 7° 41' 01" W 51.37 feet**, along an easterly line of the 5.816 acre parcel, to a capped pin set.
- 5) **N 85° 46' 39" W 350.74 feet** to the **Point of Beginning**.

This parcel contains 2.600 acres, has no frontage on any public way but is benefitted by the access easement described in official record volume ___, page ___.

Prior Instrument: official record volume 971, page 3064.

Permanent Parcel #: part of 44-00016.005

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May 2025, on behalf of R.W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume yy, page 312

All bearings are related and common with record survey SS-534.

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.

 5/21/25

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
30 feet wide access easement

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **southwest quarter of Section 3, T-19N, R-14W.**

Being part of the land described in a deed to **Thomas J. and Cheryl L. Boyer** recorded in official record volume 971, page 3064 of the Wayne County records.

More particularly being a strip of land lying between parallel lines located 30 feet east (right) of the following described west line along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

Commencing at a 3/4 inch diameter steel pin found marking the northwest corner of the southwest quarter of Section 3.

Thence S 86° 15' 59" E 669.41 feet, along the north line of the quarter section, to the northeast corner of Stephen A. and Barbara A. Grenert, Trustees as described in official record volume 819, page 1370 – witnessed by a 5/8 inch diameter steel pin found N 4° 16' 54" E 0.14 feet.

Thence S 4° 16' 54" W 1574.13 feet, along the east line of Grenert, Trustees, to a point in Old Lincoln Way (County Road 30-A) – witnessed by a 5/8 inch diameter steel reference pin found N 4° 16' 54" E 35.00 feet.

Thence S 73° 45' 38" E 61.36 feet, in Old Lincoln Way and along a southerly line of Christopher L. Boyer as described in official record volume 257, page 332, to the southwest corner of Steven L. and Catherine M. Boyer as described in official record volume 971, page 3060 – witnessed by a capped reference pin marked "Rudolph 6449" found N 4° 16' 54" E 34.95 feet.

Thence S 73° 27' 04" E 24.00 feet, in Old Lincoln Way and along a southerly line of Boyer, to a masonry nail.

Thence S 74° 21' 47" E 6.79 feet, in Old Lincoln Way and along a southerly line of Boyer, to the southwest corner of a 5.816 acre parcel described in said deed to Thomas J. and Cheryl L. Boyer and the **Point of Beginning** for the easement herein described – witnessed by a 5/8 inch diameter steel reference pin found N 4° 16' 33" E 35.00 feet.

Thence with the following course;

N 4° 16' 33" E 382.80 feet, along the west line of the 5.816 acre parcel, to a capped pin set on the south line of a 2.600 acre parcel and there **terminate**.

Prior Instrument: official record volume 971, page 3064.

Permanent Parcel #: part of 44-00016.005

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May 2025, on behalf of R.W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume yy, page 312

All bearings are related and common with record survey SS-534.

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 *5/22/25*

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

3.216 Acres

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **southwest quarter of Section 3, T-19N, R-14W.**

Being part of the land described in a deed to **Thomas J. and Cheryl L. Boyer** recorded in official record volume 971, page 3064 of the Wayne County records.

Described as follows:

Commencing at a 3/4 inch diameter steel pin found marking the northwest corner of the southwest quarter of Section 3.

Thence S 86° 15' 59" E 669.41 feet, along the north line of the quarter section, to the northeast corner of Stephen A. and Barbara A. Grenert, Trustees as described in official record volume 819, page 1370 – witnessed by a 5/8 inch diameter steel pin found N 4° 16' 54" E 0.14 feet.

Thence S 4° 16' 54" W 1574.13 feet, along the east line of Grenert, Trustees, to a point in Old Lincoln Way (County Road 30-A) – witnessed by a 5/8 inch diameter steel reference pin found N 4° 16' 54" E 35.00 feet.

Thence S 73° 45' 38" E 61.36 feet, in Old Lincoln Way and along a southerly line of Christopher L. Boyer as described in official record volume 257, page 332, to the southwest corner of Steven L. and Catherine M. Boyer as described in official record volume 971, page 3060 – witnessed by a capped reference pin marked "Rudolph 6449" found N 4° 16' 54" E 34.95 feet.

Thence S 73° 27' 04" E 24.00 feet, in Old Lincoln Way and along a southerly line of Boyer, to a masonry nail.

Thence S 74° 21' 47" E 6.79 feet, in Old Lincoln Way and along a southerly line of Boyer, to the southwest corner of a 5.816 acre parcel described in said deed to Thomas J. and Cheryl L. Boyer and the **Point of Beginning** for the parcel herein described – witnessed by a 5/8 inch diameter steel reference pin found N 4° 16' 33" E 35.00 feet.

Thence with the following SIX courses:

- 1) **N 4° 16' 33" E 382.80 feet**, along the west line of the 5.816 acre parcel, to a capped pin set.
- 2) **S 85° 46' 39" E 350.74 feet** to a capped pin set.

- 3) **S 7° 41' 01" W 442.10 feet**, along the east line of said 5.816 acre parcel, to a point in Old Lincoln Way – witnessed by a capped reference pin set N 7° 41' 01" E 25.00 feet.
- 4) **N 77° 49' 25" W 41.49 feet**, along a southerly line of the 5.816 acre parcel and in Old Lincoln Way Road, to a masonry nail.
- 5) **N 76° 03' 29" W 147.11 feet**, along a southerly line of the 5.816 acre parcel and in Old Lincoln Way Road, to a masonry nail.
- 6) **N 74° 21' 47" W 141.11 feet**, along a southerly line of the 5.816 acre parcel and in Old Lincoln Way Road, to the **Point of Beginning**.

This parcel contains 3.216 acres and is subject to the access easement described in official record volume ___, page ___.

Prior Instrument: official record volume 971, page 3064.

Permanent Parcel #: part of 44-00016.005

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May 2025, on behalf of R.W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume yy, page 312

All bearings are related and common with record survey SS-534.

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 sks/hs

Edward A. Gasbarre, P.S. 7036

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Lot Closure Report - Lot : 2.600Ac **T Boyer Closure Report**

file- H:\ADAT4\AJOB5\2K23\All_2023jobs\Job126\223126B.ms\lc_2.600Ac.txt
Thursday, May 22, 2025, 1:03:23p.m.

Starting location (North, East) = (7034.470, 5638.946)

(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	N04°16'33"E	320.430	No	7354.008	5662.837
2	Line	S85°46'39"E	353.540	No	7327.977	6015.417
3	Line	S04°13'16"W	269.160	No	7059.547	5995.605
4	Line	S07°41'01"W	51.370	No	7008.638	5988.737
5	Line	N85°46'39"W	350.740	No	7034.463	5638.949

Ending location (North, East) = (7034.463, 5638.949)

Total Distance : 1345.240
Total Traverse Stations : 6
Misclosure Direction : N24°31'45"W (from ending location to starting location)
Misclosure Distance : 0.007
Error of Closure : 1:183132.2
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 113256.541 sq. ft. (straight segment added to close traverse)
= 2.600012 Acres

Lot Closure Report - Lot : 3.216Ac

file- H:\ADAT4\AJOB5\2K23\All_2023jobs\Job126\223126B.ms\lc_3.216Ac.txt
Thursday, May 22, 2025, 1:06:30p.m.

Starting location (North, East) = (7034.463, 5638.949)

(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	S85°46'39"E	350.740	No	7008.638	5988.737
2	Line	S07°41'01"W	442.100	No	6570.508	5929.627
3	Line	N77°49'25"W	41.490	No	6579.259	5889.070
4	Line	N76°03'29"W	147.110	No	6614.703	5746.294
5	Line	N74°21'47"W	141.110	No	6652.738	5610.407
6	Line	N04°16'33"E	382.800	No	7034.473	5638.948

Ending location (North, East) = (7034.473, 5638.948)

Total Distance : 1505.350
Total Traverse Stations : 7
Misclosure Direction : S07°51'46"E (from ending location to starting location)
Misclosure Distance : 0.010
Error of Closure : 1:156132.9
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 140068.458 sq. ft. (straight segment added to close traverse)
= 3.215529 Acres