



Project No. 25-154
September 10, 2025

LEGAL DESCRIPTION
Parcel 67-00285.000
2011 Burbank Road
Wooster, Ohio

Situated in the City of Wooster, County of Wayne, State of Ohio, Range 13 West, Township 16 North of the Congress Lands North of the Old Seven Ranges Survey, and being the part of Out-Lot No. 191 of Blooming Heights No. 2 as recorded in Plat Volume 3, Page 212 and 242 Wayne County Map Records, and being a parcel of land known as Wayne County Auditor's Parcel No. 67-00285.000 now or formerly owned by Jack Conn AKA Jack E. Conn, as recorded in OR Vol. 433, Page 1673 of Wayne County Deed Records, and being more completely described as follows:

Commencing on the east right-of-way of Burbank Road (60 feet wide), at the southwest corner of Lot 3472 in said Blooming Heights No. 2, also being the northwest corner of said Out-Lot 191, and being the **PLACE OF BEGINNING** for the parcel herein described;

Course No. 1: thence **North 89° 30' 57" East**, along the southerly lines of said Lot 3472 and Lot 3471 in said Blooming Heights No. 2, passing 5/8-inch rebar with ID cap "Poggemeyer KC 7448" at 10.68 feet, a total distance of **210.80 feet** to an iron pin set at the northwesterly corner of a parcel of land known as Wayne County Auditor's Parcel No. 67-01681.000 now or formerly owned by Nevan W. Zook and Emma C. Zook, as recorded in OR Vol. 927, Page 5021 of Wayne County Deed Records, (witnessed by a 1/2-inch iron pipe found North 89° 30' 57" East at 36.96 feet and a 3/4-inch rebar in a 1-inch pipe found North 89° 30' 57" East at 130.00 feet on the westerly right-of-way of Homewood Avenue (50 feet wide));

Course No. 2: thence **South 1° 08' 11" West**, along the westerly line of said Zook parcel, **65.63 feet** to a 1-inch iron pipe (4-inches high) found at a northeasterly corner of a parcel of land known as Wayne County Auditor's Parcel No. 67-00309.000 now or formerly owned by Dean C. Gerbasi, as recorded in OR Vol. 969, Page 491 of Wayne County Deed Records;

Course No. 3: thence **North 89° 54' 17" West**, along a northerly line of said Gerbasi parcel, **30.71 feet** to a 3/4-inch iron pipe found at the northeasterly corner of a parcel of land known as Wayne County Auditor's Parcel No. 67-01742.000 now or formerly owned by RT30 Rentals, LLC, an Ohio Limited Liability Company, as recorded in OR Vol. 911, Page 4856, Parcel No. 5 of Wayne County Deed Records;

Course No. 4: thence **North 89° 38' 22" West**, along a northerly line of said RT30 Rentals parcel, **49.91 feet** to a 3/4-inch iron pipe (2 feet high) found at the northwesterly corner of said RT30 Rentals parcel;



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Course No. 5: thence **South 1° 24' 34" West**, along the westerly line of said RT30 Rentals parcel, **109.80 feet** to a 1/2-inch iron pipe found on the northerly right-of-way of Ihrig Avenue (50 feet wide);

Course No. 6: thence **North 89° 25' 17" West**, along the north right-of-way of said Ihrig Avenue, passing 1/2-inch pipe at 23.04 feet, a total distance of **100.90 feet** to an iron pin set at a point of curvature;

Course No. 7: thence northwesterly along the arc of a curve to the right, an arc distance of **30.50 feet**, (radius of 20.00 feet, a delta angle of 87° 21' 54", a tangent of 19.10 feet, a chord bearing North 45° 44' 22" West, 27.63 feet) to a point of tangency on the easterly right-of-way of the aforementioned Burbank Road (witnessed by a 5/8-inch rebar with ID cap "Poggemeyer KC 7448" found North 89° 00' 10" East at 10.56 feet);

Course No. 8: thence **North 2° 03' 26" West**, along the east right-of-way of said Burbank Road, **153.03 feet** to the **PLACE OF BEGINNING**, containing **0.616 acres**, more or less, but subject to all highways, covenants, and easements of legal record as surveyed in September 2025 by Ronald W. Hinton, Registered Professional Land Surveyor No. 7917 on behalf of **McSteen Land Surveyors** under Project No. 25-154.

Bearings are based on northerly right-of-way of Ihrig Avenue, observed as North 89° 25' 17" West, between monuments found, per the Ohio State Plane Coordinates System, North Zone (3401), NAD83 (2011), 2010.0 Epoch, as derived from GNSS Observations via the ODOT Real Time Network. Distances are given in U.S. Survey feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 02236".

Ronald W. Hinton
Registered Professional Land Surveyor No. 7917

Survey: 14-321

