

BOUNDARY DESCRIPTION

5.500 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southwest quarter of Section 24, T-15N, R-13W.**

Being part of the land described in a deed to **Wayne J. Meyers, Trustee of the Wayne J. Myers Trust** **Dated August 24, 2022** recorded in official record volume 947, page 286 of the Wayne County records.

Described as follows:

Commencing at an iron monument found in Fredericksburg Road (County Road 501) marking the southwest corner of Section 24.

Thence N 00° 26' 22" W 617.56 feet, along the west line of the quarter section and in Fredericksburg Road, to the southwest corner of Eric M. and Keara N. Wengerd as described in official record volume 981, page 2970 - witnessed by a capped reference pin found S 89° 57' 12" E 25.00 feet.

Thence S 89° 57' 12" E 200.40 feet, along the south line of Wengerd, to a capped pin set at the southeast corner thereof and the **Point of Beginning** for the parcel herein described.

Thence with the following **FOUR** courses:

- 1) **N 00° 30' 34" W 300.30 feet**, along the east line of Wengerd and the extension thereof, to a capped pin set at the northeast corner of Michael S. and Melinda M. Werstler as described in official record volume 326, page 274.
- 2) **S 89° 57' 12" E 797.84 feet** to a capped pin set.
- 3) **S 00° 30' 34" E 300.30 feet** to a capped pin set on the north line of Paul A. Kauffman and Martha Kauffman as described in official record volume 967, page 4470.
- 4) **N 89° 57' 12" W 797.84 feet**, along the north line of Kauffman, to the **Point of Beginning**.

This parcel contains 5.500 acres, has no frontage on any public way but is benefited by the access easement described in official record volume _____, page _____.

Prior Instrument: official record volume 947, page 286.

Permanent Parcel #: part of 30-01264.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July 2026, 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 376.

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.

 7/06/26

Edward A. Gasbarre, P.S. 7036

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ACCESS EASEMENT DESCRIPTION - 30 FEET WIDE

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southwest quarter of Section 24, T-15N, R-13W.**

Being part of the land described in a deed to **Paul A. Kauffman and Martha Kauffman** recorded in official record volume 967, page 4470 of the Wayne County records.

Being a strip of land lying between parallel lines located 30 feet south of the following described north line along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

Commencing at an iron monument found in Fredericksburg Road (County Road 501) marking the southwest corner of Section 24.

Thence N 00° 26' 22" W 617.56 feet, along the west line of the quarter section and in Fredericksburg Road, to the northwest corner of said Kauffman, the **Point of Beginning** for the easement herein described - witnessed by a capped reference pin found S 89° 57' 12" E 25.00 feet.

Thence with the following course:

- 1) **S 89° 54' 12" E 998.24 feet**, along the north line of Kauffman, to a capped pin set and there **Terminate.**

Prior Instrument: official record volume 967, page 4470.

Permanent Parcel #: part of 30-00463.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July 2026, 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 376.

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, P.S. 7036

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Myers Closure Report 226036

Lot Closure Report - Lot : 5.500 Ac

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Wednesday, June 3, 2026, 3:19:23p.m.

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N00°30'34"W	300.300	No	398056.673	2134364.751
2	Line	S89°57'12"E	797.840	No	398056.023	2135162.591
3	Line	S00°30'34"E	300.300	No	397755.735	2135165.261
4	Line	N89°57'12"W	797.840	No	397756.385	2134367.421

Ending location (North, East) = (397756.385, 2134367.421)

Total Distance : 2196.280
Total Traverse Stations : 5
Misclosure Distance : < 0.001000
Error of Closure : 1:INFINITY
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 239580.067 sq. ft.
= 5.500002 Acres