

WARRANTY DEED FEE SIMPLE
0.612 acres

Situated in the City of Wooster, Wayne Township, County of Wayne, State of Ohio, Section 28, Township 16 North, Range 13 West, and being part of a record 73.0415 acre parcel conveyed to Board of Wayne County Commissioners (Book 695, Page 597) and being more fully described as follows:

COMMENCING at a monument box with a 1" rebar found on the north line of the southeast Quarter of Section 28 and the intersection of the centerline of Burbank Road (width varies) and the centerline of Oldman Road (T.R. 420) (width varies) (Sta. 213+26.97, 0.00' LT);

Thence **North 89°56'31" West**, with the centerline of Oldman Road and the north line of the southeast Quarter of Section 28, a distance of **231.67 feet** (Sta. 210+95.30, 0.00' LT);

Thence **South 00°03'29" West**, a distance of **30.00 feet** to the southerly right-of-way line of Oldman Road, the **TRUE PLACE OF BEGINNING** and a pin set (Sta. 210+95.30, 30.00' RT);

1. Thence **South 89°56'31" East**, with the southerly right-of-way line of Oldman road, a distance of **179.16 feet** to a point of curvature at the intersection of the southerly right-of-way of Oldman Road and the westerly right-of-way line of Burbank Road to a pin set (Sta. 212+74.46, 30.00' RT);

Thence with the westerly right-of-way line of Burbank Road the following two (2) courses:

2. Southerly, with a tangent curve to the right, a distance of **38.11 feet**, a **Chord Bearing South 46°15'56" East**, **34.53 feet**, a **radius of 25.00 feet**, and a **central angle of 87°21'11"** to point of tangency and a mag nail set (Sta. 106+85.06, 30.00' LT);

3. **North 87°24'40" East**, a distance of **30.00 feet** to the centerline of Burbank Road (Sta. 106+85.06, 0.00' LT);

4. Thence **South 02°35'20" East**, with the centerline of Burbank Road, a distance of **354.82 feet** (Sta. 103+30.24, 0.00' LT);

5. Thence **South 87°24'40" West**, a distance of **35.00 feet** to a pin set (Sta. 103+30.24, 35.00' LT);

Thence through the lands of said Board of Wayne County Commissioners parcel the following seven (7) courses:

6. Northerly, with a non-tangent curve to the left a distance of **42.81 feet**, a **Chord Bearing North 07°19'51" West**, **42.80 feet**, a **radius of 486.50 feet**, and a **central angle of 05°02'31"** to point of tangency and a pin set (Sta. 103+72.90, 38.54' LT);

7. **North 09°51'06" West**, a distance of **74.67 feet** to a point of curvature and a mag nail set (Sta. 104+46.96, 47.98' LT);

8. Northwesterly, with a curve to the left, a distance of **44.38 feet**, a **radius of 71.50 feet**, a **Chord Bearing North 27°38'07" West**, **43.68 feet**, and a **central angle of 35°34'02"** to a point of reverse curvature and a mag nail set (Sta. 104+86.53, 66.47' LT);

9. Northwesterly, with a curve to the right, a distance of **79.03 feet**, a **radius of 68.50 feet**, a **Chord Bearing North 12°22'00" West**, **74.72 feet** and a **central angle of 66°06'17"** to a mag nail set (Sta. 105+60.17, 79.16' LT);

10. Northerly, continuing with said curve, a distance of **2.80 feet**, a **radius of 68.50 feet**, a **Chord Bearing North 21°51'26" East**, **2.80 feet**, and a **central angle of 2°20'36"** to a point of reverse curvature and a mag nail set (Sta. 105+62.72, 78.00' LT);

11. Northwesterly, with a reverse curve to the left, a distance of **165.78 feet**, a **Chord Bearing North 27°46'13" West**, **144.89 feet**, a **radius of 93.48 feet**, and a **central angle of 101°36'34"** to a point of reverse curvature and a mag nail set (Sta. 211+89.49, 50.14' RT);

12. Thence Westerly, continuing through the lands of said Board of Wayne County Commissioners parcel and with a non-tangent curve to the left, a distance of **95.01 feet**, a **Chord Bearing North 82°35'48" West**, **94.98 feet**, a **radius of 961.14 feet**, and a **central angle of 05°39'50"** to a mag nail set;

13. Thence **North 00°03'29" East**, a distance of **8.00 feet** to the **TRUE PLACE OF BEGINNING** and containing **0.612 acres**, more or less, (0.337 acres PRO - Present Roadway Occupied) as surveyed by Steven W. Clutter, PS 7655, for and on behalf of CESO, Inc. in June 2025.

All deed references are from the Wayne County Recorder's records.

The basis of bearings for this description is Ohio State Plane North Zone (NAD 83, 2011) derived from GPS Observations.

Survey Reference: YY-197

CESO, Inc.

Steven W. Clutter, PS
Registered Surveyor No. 7655

Date

