

**WARRANTY DEED FEE SIMPLE**  
**0.005 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 Lot 5473 of Taylor Manor Allotment No. 6 (Plat Book 8, Page 391) conveyed to Michael Green Ryan (Book 975, Page 4876) 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. 107+37.58, 0.00' LT);

Thence **South 02°35'20" East**, with the centerline of Burbank Road, a distance of **205.23 feet** to the intersection of the centerline of Burbank Road and the centerline of Winkler Drive (50') and a monument box with a 3/4" rebar found (Sta. 105+32.35, 0.00' LT);

Thence **South 89°57'21" East**, with the centerline of Winkler Drive, a distance of **139.32 feet** (Sta. 501+55.57, 0.00' LT);

Thence **South 00°02'39" West**, a distance of **25.00 feet** to the southerly right-of-way line of Winkler Drive, the northeasterly corner of Lot 5472 of Taylor Allotment No. 6 (Plat Book 8, Page 391) conveyed to Matthew S. Goodman (Book 881, Page 1205) the **TRUE PLACE OF BEGINNING** and a pin set (Sta. 501+55.57, 25.00' RT);

1. Thence **South 89°57'21" East**, with the southerly right-of-way line of Winkler Drive, a distance of **90.00 feet** to the northwesterly corner of Lot 5474 of Taylor Allotment No. 6 (Plat Book 8, Page 391) conveyed to Mark T. and Carol A. Rakoczy (Book 481, Page 1971) and a pin set (Sta. 502+45.57, 25.00' RT);

2. Thence **South 00°03'37" West**, with the westerly line of said Lot 5474, a distance of **2.50 feet** to a pin set (Sta. 502+45.57, 27.50' RT);

3. Thence **North 89°57'21" West**, through the lands of said Lot 5473, a distance of **90.00 feet** to the easterly line of said Lot 5472 and a pin set (Sta. 501+55.57, 27.50' RT);

4. Thence **North 00°03'37" East**, with the easterly line of said Lot 5472, a distance of **2.50 feet** to the **TRUE PLACE OF BEGINNING** and containing **0.005 acres**, more or less, (0.000 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 Ref: YY-274

CESO, Inc.

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Steven W. Clutter, PS  
Registered Surveyor No. 7655

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Date