

WARRANTY DEED FEE SIMPLE
0.002 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 17 of Fike Allotment No. 1 (Plat Book 4, Page 417) conveyed to Tammie J. Townsend and John J. Berkey (Book 899, Page 5387) 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 89°57'16" East**, with the south line of the northeast Quarter of Section 28, a distance of **30.03 feet** to the easterly right-of-way line of Burbank Road, the northeasterly corner of Lot 1 of Taylor Manor Allotment No. 1 (Plat Book 4, Page 415) conveyed to David C. and Mary E. Purvis (Book 603, Page 2650), the **TRUE PLACE OF BEGINNING** and a pin set (Sta. 107+36.20, 30.00' RT);

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

1. **North 02°35'20" West**, a distance of **1.38 feet** to a pin set (Sta. 107+37.58, 30.00' RT);
2. **North 02°34'53" West**, a distance of **15.28 feet** to a pin set (Sta. 107+52.87, 30.00' RT);

Thence through the lands of said Lot 17 the following two (2) courses:

3. Southeasterly with a non-tangent curve to the left, a distance of **17.62 feet**, a **Chord Bearing South 31°44'47" East**, **17.59 feet**, a **radius of 97.50 feet**, and a **central angle of 10°21'10"** to a point of reverse curvature and a pin set (Sta. 107+37.50, 38.57' RT);
4. Southeasterly, with a non-tangent reverse curve, a distance of **2.09 feet**, a **Chord Bearing South 36°05'45" East**, **2.09 feet**, a **radius of 72.50 feet**, and a **central angle of 01°39'14"** to the south line of the northeast Quarter of Section 28 and the northerly line of said Lot 1 and a pin set (Sta. 107+35.75, 39.73' RT);

5. Thence **North 89°57'16" West**, with the south line of the northeast Quarter of Section 28 and the northerly line of said Lot 1, a distance of **9.74 feet** to the **TRUE PLACE OF BEGINNING** and containing **0.002 acres**, more or less, (0.155 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-279

CESO, Inc.

Steven W. Clutter, PS
Registered Surveyor No. 7655

Date