

BOUNDARY DESCRIPTION
1.573 Acres

Situated in the State of Ohio, County of Wayne, **Township of Canaan** in the **southeast quarter of Section 19, T-17N, R-13W.**

Being part of the land described in a deed to **Robert M. III and Kimberly M. Cutlip** recorded in official record volume 907, page 415 of the Wayne County records.

Described as follows:

Commencing at a stone monument found in Steiner Road (Township Road 108) marking the southwest corner of the southeast quarter of Section 19 – witnessed by a capped reference pin set N 1° 33' 24" W 25.52 feet and a 3/4 inch diameter steel pin found S 1° 17' 48" E 30.02 feet.

Thence S 89° 28' 00" E 211.58 feet, along the south line of the quarter section and in Steiner Road, to the southeast corner of Rick Farwell as described in official record volume 964, page 5612 – witnessed by a capped reference pin marked "Rudolph 6449" found N 01° 33' 51" W 30.41 feet.

Thence N 1° 33' 51" W 601.10 feet, along the east line of Farwell, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) **N 1° 33' 51" W 225.52 feet**, along the east line of Farwell, to a capped pin marked "Rudolph 6449" found at the northeast corner thereof.
- 2) **S 89° 26' 41" E 307.94 feet**, along the north line of said Cutlip, to a capped pin marked "Rudolph" found at the northwest corner of Ronald J. Uhler and Brandon J. Uhler as described in official record volume 415, page 1591.
- 3) **S 00° 22' 57" W 225.25 feet**, along the west line of Uhler, to a capped pin set.
- 4) **N 89° 28' 00" W 300.27 feet** to the **Point of Beginning**.

This parcel contains 1.573 acres and has no frontage on any public way.

Prior Instrument: official record volume 907, page 415.

Permanent Parcel #: part of 07-00940.007

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in September 2024, on behalf of R. W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume ~~XX~~, page ~~886~~

All bearings are related and common with record survey XX-800.

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 9/26/24

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
13.900 Acres

Situated in the State of Ohio, County of Wayne, **Township of Canaan** in the **southeast and southwest quarters of Section 19, T-17N, R-13W.**

Being all of the land described in deeds to **Robert M. III and Kimberly M. Cutlip** recorded in official record volume 964, page 5622 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a stone monument found in Steiner Road (Township Road 108) marking the southwest corner of the southeast quarter of Section 19 – witnessed by a capped reference pin set N 1° 33' 24" W 25.52 feet and a 3/4 inch diameter steel pin found S 1° 17' 48" E 30.02 feet.

Thence S 89° 28' 00" E 211.58 feet, along the south line of the quarter section and in Steiner Road, to the southeast corner of Rick Farwell as described in official record volume 964, page 5612 – witnessed by a capped reference pin marked "Rudolph 6449" found N 01° 33' 51" W 30.41 feet.

Thence N 1° 33' 51" W 601.10 feet, along the east line of Farwell, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following NINE courses:

- 1) N 1° 33' 51" W 225.52 feet, along the east line of Farwell, to a capped pin marked "Rudolph 6449" found at the northeast corner thereof.
- 2) N 89° 26' 41" W 404.78 feet, along the north line of Farwell and the extension thereof and passing into the southwest quarter at a distance of 211.47 feet, to a capped pin set an east line of Jason Wiles and Sandra Wiles as described in official record volume 961, page 2105.
- 3) N 01° 33' 24" W 527.31 feet, along the east line of Wiles, to a capped pin set.
- 4) S 89° 07' 48" E 193.35 feet, along a southerly line of Wiles, to a point on the east line of the quarter section at the southwest corner of Jason M. and Brandi L. Gasser as described in official record volume 699, page 247 – witnessed by a capped pin set S 89° 28' 07" E 0.26 feet.
- 5) S 89° 28' 07" E 827.19 feet, into the southeast quarter and along the south line of Gasser, to a capped pin marked "Rudolph" found at the northwest corner of Brian S. and Shawna L. Wood as described in official record volume 417, page 1619.
- 6) S 01° 34' 21" E 526.59 feet, along the west line of Wood, to a capped pin marked "Rudolph" found at the northeast corner of Ronald J. Uhler and Brandon J. Uhler as described in official record volume 415, page 1591.
- 7) N 89° 26' 41" W 307.94 feet, along the north line of Uhler, to a capped pin marked "Rudolph" found at the northwest corner thereof.

8) S 00° 22' 57" W 225.25 feet, along the west line of Uhler, to a capped pin set.

9) N 89° 28' 00" W 300.27 feet to the Point of Beginning.

This parcel contains 13.900 acres; of which 11.564 acres lie in the southeast quarter and 2.336 acres lie in the southwest quarter of Section 19.

This parcel has no frontage on any public way and is benefited by the access easement described in official record volume 964, page 5622.

Prior Instrument: official record volume 694, page 5622 and official record volume ____, page ____.

Permanent Parcel #: all of 07-00727.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in September 2024, on behalf of R. W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume ~~XX~~, page ~~586~~.

All bearings are related and common with record survey XX-800.

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.

 9/26/24

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
4.000 Acres

Situated in the State of Ohio, County of Wayne, **Township of Canaan** in the **southeast quarter of Section 19, T-17N, R-13W.**

Being part of the land described in a deed to **Robert M. III and Kimberly M. Cutlip** recorded in official record volume 907, page 415 of the Wayne County records.

Described as follows:

Commencing at a stone monument found in Steiner Road (Township Road 108) marking the southwest corner of the southeast quarter of Section 19 – witnessed by a capped reference pin set N 1° 33' 24" W 25.52 feet and a 3/4 inch diameter steel pin found S 1° 17' 48" E 30.02 feet.

Thence S 89° 28' 00" E 211.58 feet, along the south line of the quarter section and in Steiner Road, to the southeast corner of Rick Farwell as described in official record volume 964, page 5612, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin marked "Rudolph 6449" found N 01° 33' 51" W 30.41 feet.

Thence with the following FOUR courses:

- 1) N 1° 33' 51" W 601.10 feet, along the east line of Farwell, to a capped pin set.
- 2) S 89° 28' 00" E 300.27 feet to a capped pin set on the west line of Ronald J. Uhler and Brandon J. Uhler as described in official record volume 415, page 1591.
- 3) S 00° 22' 57" W 600.70 feet, along the west line of Uhler, to a point on the south line of the quarter section and in Steiner Road – witnessed by a 5/8 inch diameter steel reference pin found N 00° 22' 57" E 30.41 feet.
- 4) N 89° 28' 00" W 279.85 feet, along the south line of the quarter section and in Steiner Road, to the **Point of Beginning.**

This parcel contains 4.000 acres.

Prior Instrument: official record volume 907, page 415.
Permanent Parcel #: part of 07-00940.007

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in September 2024, on behalf of R. W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume ~~XX~~, page ~~886~~

All bearings are related and common with record survey XX-800.
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.

 9/26/24
Edward A. Gasbarre, P.S. 7036

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Cutlip Closure Report 224086

Lot Closure Report - Lot : 13.900 Ac

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 Thursday, September 12, 2024, 11:46:08a.m.

Starting location (North, East) = (464239.069, 2115624.100)

(In the table below, the Length of Curves refers to the chord length.
 and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N01°33'51"W	225.520	No	464464.505	2115617.945
2	Line	N89°26'41"W	404.780	No	464468.427	2115213.184
3	Line	N01°33'24"W	527.310	No	464995.543	2115198.859
4	Line	S89°07'48"E	193.350	No	464992.607	2115392.187
5	Line	S89°28'07"E	827.190	No	464984.935	2116219.341
6	Line	S01°34'21"E	526.590	No	464458.544	2116233.792
7	Line	N89°26'41"W	307.940	No	464461.528	2115925.866
8	Line	S00°22'57"W	225.250	No	464236.283	2115924.362
9	Line	N89°28'00"W	300.270	No	464239.078	2115624.105

Ending location (North, East) = (464239.078, 2115624.105)

Total Distance : 3538.200
 Total Traverse Stations : 10
 Misclosure Direction : S27°25'28"W (from ending location to starting location)
 Misclosure Distance : 0.011
 Error of Closure : 1:333304.7
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 605472.145 sq. ft. (straight segment added to close traverse)

= 13.899728 Acres

Lot Closure Report - Lot : 4.000 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N89°28'00"W	279.850	No	463638.193	2115640.508
2	Line	N01°33'51"W	601.100	No	464239.069	2115624.100
3	Line	S89°28'00"E	300.270	No	464236.274	2115924.357
4	Line	S00°22'57"W	600.700	No	463635.587	2115920.347

Ending location (North, East) = (463635.587, 2115920.347)

Total Distance : 1781.920
 Total Traverse Stations : 5
 Misclosure Direction : N57°04'19"W (from ending location to starting location)
 Misclosure Distance : 0.001
 Error of Closure : 1:1445406.2
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 174238.559 sq. ft. (straight segment added to close traverse)

= 3.999967 Acres

Lot Closure Report - Lot : 1.573 Ac
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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N01°33'51"W	225.520	No	464464.505	2115617.945
2	Line	S89°26'41"E	307.940	No	464461.520	2115925.870
3	Line	S00°22'57"W	225.250	No	464236.275	2115924.366
4	Line	N89°28'00"W	300.270	No	464239.070	2115624.109

Ending location (North, East) = (464239.070, 2115624.109)

Total Distance : 1058.980
 Total Traverse Stations : 5
 Misclosure Direction : S79°28'54"W (from ending location to starting location)
 Misclosure Distance : 0.009
 Error of Closure : 1:116775.2
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 68518.094 sq. ft. (straight segment added to close traverse)

= 1.572959 Acres

Lot Closure Report - Lot : 11.564 Ac
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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N89°26'41"W	211.470	No	464466.554	2115406.485
2	Line	N01°33'24"W	526.250	No	464992.610	2115392.189
3	Line	S89°28'07"E	827.190	No	464984.938	2116219.343
4	Line	S01°34'21"E	526.590	No	464458.546	2116233.794
5	Line	N89°26'41"W	307.940	No	464461.531	2115925.868
6	Line	S00°22'57"W	225.250	No	464236.286	2115924.364
7	Line	N89°28'00"W	300.270	No	464239.081	2115624.107
8	Line	N01°33'51"W	225.520	No	464464.517	2115617.951

Ending location (North, East) = (464464.517, 2115617.951)

Total Distance : 3150.480
 Total Traverse Stations : 9
 Misclosure Direction : S29°31'21"W (from ending location to starting location)
 Misclosure Distance : 0.014
 Error of Closure : 1:225119.4
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 503710.265 sq. ft. (straight segment added to close traverse)

= 11.563597 Acres

Lot Closure Report - Lot : 2.336 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N01°33'24"W	527.310	No	464995.543	2115198.859
2	Line	S89°07'48"E	193.350	No	464992.607	2115392.187
3	Line	S01°33'24"E	526.250	No	464466.551	2115406.483
4	Line	N89°26'41"W	193.310	No	464468.425	2115213.182

Ending location (North, East) = (464468.425, 2115213.182)

Total Distance : 1440.220
 Total Traverse Stations : 5
 Misclosure Direction : N36°04'12"E (from ending location to starting location)
 Misclosure Distance : 0.003
 Error of Closure : 1:422532.2
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 101761.843 sq. ft. (straight segment added to close traverse)

= 2.336130 Acres