

**BOUNDARY DESCRIPTION**  
**1.394 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Chester** in the **southeast quarter of Section 9, T-20N, R-14W.**

Being part of the land described in a deed to **Gerald L. and Rita K. Flinn, Trustees of the Gerald L. Flinn Trust, Dated April 15<sup>th</sup>, 2016** recorded in official record volume 903, page 5819 of the Wayne County records.

Described as follows:

**Commencing** at a large bolt found in Congress Road (State Route 539) marking the northeast corner of the southeast corner of Section 9.

Thence S 01° 53' 06" W 797.43 feet, along the east line of the quarter section and in Congress Road, to the southeast corner of a thirty feet wide access easement.

Thence N 87° 44' 38" W 1216.36 feet, along the south line of the easement, to a point of curvature.

Thence SOUTHWESTERLY, along the south line of the easement, with the arc of a curve to the left, a distance of 190.86 feet to a point of tangency.

The aforementioned curve has the following properties:

Central Angle = 23° 46' 23"

Radius = 460.00 feet

Chord Distance = 189.50 feet

Chord Bearing = S 80° 22' 11" W

Thence S 68° 28' 59" W 37.59 feet, along the south line of the easement, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following SIX courses:

- 1) S 02° 20' 58" W 237.82 feet to a capped in set.
- 2) N 87° 27' 38" W 328.01 feet to a capped pin set.
- 3) N 02° 20' 58" E 165.17 feet to a capped pin set at the southwest corner of said access easement.
- 4) S 88° 23' 15" E 93.17 feet, along the south line of the easement, to a capped pin set at a point of curvature.

- 5) **Northeasterly**, along the south line of the easement and with the arc of a curve to the left, a distance of 154.01 feet to a capped pin set at a point of tangency.

The aforementioned curve has the following properties:

Central Angle = 23° 07' 46"

Chord Distance = 152.97 feet

Radius = 381.52 feet

Chord Bearing = N 80° 02' 52" E

- 6) **N 68° 28' 59" E 93.37 feet**, along the south line of the easement, to the **Point of Beginning**.

**This parcel contains 1.394 acres** and has no frontage on any public way.

This parcel is benefited by the access easement described in official record volume \_\_\_\_, page \_\_\_\_.

Prior Instrument: official record volume 903, page 5819.

Permanent Parcel #: part of 10-00302.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 2023, 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 ~~770~~.

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.

 12/01/23  
Edward A. Gasbarre, P.S. 7036



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### 30 Feet Wide Access Easement Description

Situated in the State of Ohio, County of Wayne, **Township of Chester** in the **southeast quarter of Section 9, T-20N, R-14W.**

Being part of the land described in a deed to **Gerald L. and Rita K. Flinn, Trustees of the Gerald L. Flinn Trust, Dated April 15<sup>th</sup>, 2016** recorded in official record volume 903, page 5819 of the Wayne County records.

Being a strip of land lying between parallel lines located 15 feet on each side of the following described centerline, along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

**Commencing** at a large bolt found in Congress Road (State Route 539) marking the northeast corner of the southeast corner of Section 9.

Thence S 01° 53' 06" W 782.43 feet, along the east line of the quarter section and in Congress Road, to the **Point of Beginning** for the access easement herein described.

Thence with the following FIVE courses:

- 1) **N 87° 44' 38" W 1216.26 feet** to a point of curvature.
- 2) **Southwesterly**, with the arc of a curve to the left, a distance of 197.09 feet to a point of tangency.

The aforementioned curve has the following properties:

Central Angle = 23° 46' 23"

Chord Distance = 195.68 feet

Radius = 475.00 feet

Chord Bearing = S 80° 22' 11" W

- 3) **S 68° 28' 59" W 130.96 feet** to a point of curvature.
- 4) **Southwesterly**, with the arc of a curve to the right, a distance of 147.96 feet to a point of tangency.

The aforementioned curve has the following properties:

Central Angle = 23° 07' 46"

Chord Distance = 146.95 feet

Radius = 366.52 feet

Chord Bearing = S 80° 02' 52" W

- 5) **N 88° 23' 15" W 93.17 feet** and there **Terminate.**

**Prior Instrument: official record volume 903, page 5819.**

**Permanent Parcel #: part of 10-00302.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 2023, 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 T10.

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.

 12/01/23  
Edward A. Gasbarre, P.S. 7036

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# Flinn Closure Report 223133

Lot Closure Report - Lot : 1.394 Ac

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 Friday, November 17, 2023, 4:15:06p.m.

Starting location (North, East) = ( 441584.982, 2092811.641 )

(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	S88°23'15"E	93.170	No	441582.360	2092904.775
2	Curve	N80°02'52"E	152.970	No	441608.798	2093055.443
ARC= 154.014, RAD= 381.520, DELTA= 23°07'46"						
BC_TO_RAD= N01°36'45"E						
RAD_TO_EC= S21°31'01"E						
SUBTRACT_ARC_AREA = 791.483						
3	Line	N68°28'59"E	93.370	No	441643.044	2093142.306
4	Line	S02°20'58"W	237.820	No	441405.424	2093132.557
5	Line	N87°27'38"W	328.010	No	441419.957	2092804.869
6	Line	N02°20'58"E	165.170	No	441584.988	2092811.640

Ending location (North, East) = ( 441584.988, 2092811.640 )

Total Distance : 1071.554  
 Total Traverse Stations : 7  
 Misclosure Direction : S15°53'42"E (from ending location to starting location)  
 Misclosure Distance : 0.006  
 Error of Closure : 1:178676.6  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 60730.665 sq. ft. (straight segment added to close traverse)  
**= 1.394184 Acres**