

Boundary Description
6.184 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northeast quarter of Section 22, T-14N, R-13W**.

Being part of the land described in a deed to **Mark Jay and Michelle Lynn Weaver** recorded in official record volume 923, page 5529, of the Wayne County records.

Described as follows:

Beginning at a stone monument found marking the southeast corner of the northeast quarter of Section 22.

Thence with the following SIX courses:

- 1) **N 84° 30' 10" W 871.60 feet**, along the south line of the quarter section, to a capped pin set at the southeast corner of Josie and Emma Miller as described in official record volume 278, page 850.
- 2) **N 14° 55' 25" E 570.61 feet**, along the east line of Miller, to a capped pin found on a south line of Dunham Lane (60' Private Drive).
- 3) **N 88° 49' 05" E 281.58 feet**, along the south line of Dunham Lane, to a capped pin set at the northwest corner of Leah J. Byler and Laura J. Byler as described in official record volume 696, page 925.
- 4) **S 03° 16' 29" W 439.96 feet**, along the west line of Byler, to a capped pin set at the southwest corner thereof.
- 5) **S 84° 30' 10" E 475.36 feet**, along the south line of Byler, to a capped pin set on the east line of the quarter section.
- 6) **S 03° 16' 29" W 156.14 feet**, along the east line of the quarter section, to the **Point of Beginning**.

This parcel contains 6.184 acres and has no frontage on any public way.

Prior Instrument: official record volume 923, page 5529.

Permanent Parcel #: part of 30-01341.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in July of 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 ~~99~~4.

All bearings are related and common with record survey TT-001.

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 7/31/23

Edward A. Gasbarre, P.S. 7036

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Situated in the State of Ohio, County of Wayne, Township of Franklin in the northeast quarter of Section 22 and the northwest quarter of Section 23, T-14N, R-13W.

Described as follows:

Thence N 03° 16' 29" E 651.56 feet, along the west line of northwest quarter of Section 23, to a capped pin found on the south line of Mark Jay and Michelle Lynn Weaver as described in official record volume 923, page 5529.

Thence with the following TWENTY-FOUR courses:

- 1) S 88° 49' 05'' W 1130.10 feet**, passing into the northeast quarter of Section 22 at a distance of 100.30 feet, along the south line of Weaver and in part along the south line of Dunham Lane (60' Private Drive), to a capped pin set at a point of curvature.
- 2) Northwesterly**, along the arc of a curve to the right and the south line of Dunham Lane, a distance of 144.63 feet to a capped pin set at a point of tangency.
The aforementioned curve has the following properties;

| | |
|-----------------------------|---------------------------------|
| Central Angle = 06° 21' 30" | Chord Bearing = N 88° 00' 10" W |
| Radius = 1303.24 feet | Chord Distance = 144.55 feet |
- 3) N 84° 49' 25'' W 248.29 feet**, along the south line of Dunham Lane, to a capped pin set at a point of curvature.
- 4) Northwesterly**, along the arc of a curve to the right and the south line of Dunham Lane, a distance of 182.92 feet to a capped pin set at a point of tangency.
The aforementioned curve has the following properties;

| | |
|-----------------------------|---------------------------------|
| Central Angle = 20° 39' 10" | Chord Bearing = N 74° 29' 50" W |
| Radius = 507.47 feet | Chord Distance = 181.93 feet |

- 5) **N 64° 10' 15" W 100.63 feet**, along the south line of Dunham Lane, to a capped pin set at a point of curvature.
- 6) **Northwesterly**, along the arc of a curve to the left and the south line of Dunham Lane, a distance of 128.76 feet to a capped pin set at a point of tangency.
The aforementioned curve has the following properties;
Central Angle = 06° 36' 40" Chord Bearing = N 67° 28' 35" W
Radius = 1115.915 feet Chord Distance = 128.69 feet
- 7) **N 70° 46' 55" W 537.76 feet**, along the south line of Dunham Lane, to a capped pin set at a point of curvature.
- 8) **Northwesterly**, along the arc of a curve to the left and the south line of Dunham Lane, a distance of 94.95 feet to a capped pin set at a point of tangency.
The aforementioned curve has the following properties;
Central Angle = 04° 52' 30" Chord Bearing = N 73° 13' 10" W
Radius = 1115.915 feet Chord Distance = 94.92 feet
- 9) **N 75° 39' 25" W 143.25 feet**, along the south line of Dunham Lane, to a capped pin set at a point of curvature.
- 10) **Southwesterly**, along the arc of a curve to the left and the south line of Dunham Lane, a distance of 44.22 feet to a capped pin set on the east line of James Road (County Road 90).
The aforementioned curve has the following properties;
Central Angle = 101° 20' 35" Chord Bearing = S 53° 40' 18" W
Radius = 25.00 feet Chord Distance = 38.68 feet
- 11) **N 03° 00' 00" E 112.19 feet**, along the east line of James Road, to a capped pin set.
- 12) **Southeasterly**, along the arc of a curve concave to the northeast and along the north line of Dunham Lane, a distance of 34.32 feet to a capped pin set at a point of tangency.
The aforementioned curve has the following properties;
Central Angle = 78° 39' 25" Chord Bearing = S 36° 19' 42" E
Radius = 25.00 feet Chord Distance = 31.69 feet
- 13) **S 75° 39' 25" E 165.32 feet**, along the north line of Dunham Lane, to a capped pin set at a point of curvature.
- 14) **Southeasterly**, along the arc of a curve to the right and along the north line of Dunham Lane, a distance of 100.05 feet to a capped pin set at a point of tangency.
The aforementioned curve has the following properties;
Central Angle = 04° 52' 30" Chord Bearing = S 73° 13' 10" E
Radius = 1175.915 feet Chord Distance = 100.02 feet

- 15) **S 70° 46' 55" E 537.76 feet**, along the north line of Dunham Lane, to a capped pin set at a point of curvature.
- 16) **Southeasterly**, along the arc of a curve to the right and the north line of Dunham Lane, a distance of 135.68 feet to a capped pin set at a point of tangency.
The aforementioned curve has the following properties;
Central Angle = 06° 36' 40" Chord Bearing = S 67° 28' 35" E
Radius = 1175.915 feet Chord Distance = 135.61 feet
- 17) **S 64° 10' 15" E 100.63 feet**, along the north line of Dunham Lane, to a capped pin set at a point of curvature.
- 18) **Southeasterly**, along the arc of a curve to the left and the north line of Dunham Lane, a distance of 161.29 feet to a capped pin set at a point of tangency.
The aforementioned curve has the following properties;
Central Angle = 20° 39' 10" Chord Bearing = S 74° 29' 50" E
Radius = 447.47 feet Chord Distance = 160.42 feet
- 19) **S 84° 49' 25" E 248.29 feet**, along the north line of Dunham Lane, to a capped pin set at a point of curvature.
- 20) **Southeasterly**, along the arc of a curve to the left and the north line of Dunham Lane, a distance of 137.97 feet to a capped pin set at a point of tangency.
The aforementioned curve has the following properties;
Central Angle = 06° 21' 30" Chord Bearing = S 88° 00' 10" E
Radius = 1243.24 feet Chord Distance = 137.90 feet
- 21) **N 88° 49' 05" E 619.96 feet**, the north line of Dunham Lane, to a capped pin set at the southeast corner of Alexis B. Weaver and Drew M. Hostetler as described in official record volume 924, page 902.
- 22) **N 03° 17' 04" E 715.25 feet**, along the east line of Weaver and Hostetler, to a capped pin set at the northeast corner thereof.
- 23) **S 85° 53' 30" E 513.19 feet**, along the south line of Berlin Mineral Company as described in deed volume 565, page 683 and passing into the northwest quarter of Section 23 at a distance of 413.18 feet, to a capped pin set at the northeast corner of said Mark Jay and Michelle Lynn Weaver.
- 24) **S 03° 16' 29" W 727.97 feet**, along the east line of Weaver, to the **Point of Beginning**.

This parcel contains 11.930 acres; of which 10.248 acres lie in the northeast quarter of Section 22 and 1.682 acres lie in the northwest quarter of Section 23.

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in July of 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 ~~99~~4.

All bearings are related and common with record survey TT-001.

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.

Excepting Therefrom:

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northwest quarter of Section 23, T-14N, R-13W.**

Being part of the land described in a deed to **Mark Jay and Michelle Lynn Weaver** recorded in official record volume 923, page 5529 of the Wayne County records.

Described as follows:

Commencing at a stone monument found marking the southwest corner of the northwest quarter of Section 23.

Thence N 03° 16' 29" E 651.56 feet, along the west line of the quarter section, to a capped pin found on the south line of said Weaver, the **Point of Beginning** for the parcel herein described.

Thence with the following **FOUR** courses:

- 1) N 03° 16' 29" E 737.22 feet, along the west line of the quarter section, to a capped pin set.
- 2) S 85° 53' 30" E 100.01 feet, along the south line of Berlin Mineral Company as described in deed volume 565, page 683, to a capped pin set at the northeast corner of said Weaver.
- 3) S 03° 16' 29" W 727.97 feet, along the east line of Weaver, to a capped pin set.
- 4) S 88° 49' 05" W 100.30 feet, along the south line of said Weaver, to the **Point of Beginning**.

This parcel contains 1.682 acres and has no frontage on any public way.

Survey Reference: XX-994

Meaning to Convey a total of 10.248 acres



Boundary Description
1.682Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northwest quarter of Section 23, T-14N, R-13W.**

Being part of the land described in a deed to **Mark Jay and Michelle Lynn Weaver** recorded in official record volume 923, page 5529 of the Wayne County records.

Described as follows:

Commencing at a stone monument found marking the southwest corner of the northwest quarter of Section 23.

Thence N 03° 16' 29" E 651.56 feet, along the west line of the quarter section, to a capped pin found on the south line of said Weaver, the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) N 03° 16' 29" E 737.22 feet, along the west line of the quarter section, to a capped pin set.
- 2) S 85° 53' 30" E 100.01 feet, along the south line of Berlin Mineral Company as described in deed volume 565, page 683, to a capped pin set at the northeast corner of said Weaver.
- 3) S 03° 16' 29" W 727.97 feet, along the east line of Weaver, to a capped pin set.
- 4) S 88° 49' 05" W 100.30 feet, along the south line of said Weaver, to the **Point of Beginning**.

This parcel contains 1.682 acres and has no frontage on any public way.

Prior Instrument: official record volume 923, page 5529.

Permanent Parcel #: all of 29-00059.001

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All bearings are related and common with record survey TT-001.

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 4/07/25

Edward A. Gasbarre, P.S. 7036

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