

**BOUNDARY DESCRIPTION**  
**12.067 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **southwest quarter of Section 23, T-19N, R-14W.**

Being part of the land described in deeds to **Bonita L. Kaufman** recorded in deed volume 701, page 848 and official record volume 320, page 87 of the Wayne County records.

Described as follows:

**Commencing** at a railroad spike found in Jefferson Road (County Road 157) marking the northeast corner of the southwest quarter of Section 23 – witnessed by a 5/8 inch diameter steel reference pin found S 89° 48' 44" W 29.89 feet.

Thence S 89° 48' 44" W 1348.18 feet, along the north line of the quarter section, to the **Point of Beginning** for the parcel herein described.

Thence with the following EIGHT courses:

- 1) S 00° 26' 46" W 748.42 feet to a capped pin set.
- 2) S 86° 59' 44" W 491.66 feet to a capped pin set.
- 3) N 85° 32' 13" W 184.45 feet to a capped pin set.
- 4) N 48° 50' 39" W 44.06 feet to a capped pin set.
- 5) N 00° 33' 47" E 283.53 feet to a capped pin set on the south line of Bobbi A. and Dennis M. Bresson as described in official record volume 514, page 531.
- 6) N 89° 48' 44" E 28.50 feet, along the south line of Bresson, to a capped pin marked "Rudolph 6449" found at the southeast corner thereof.
- 7) N 00° 32' 06" E 445.00 feet, along the east line of Bresson, to a 5/8 inch diameter steel pin found on the north line of the quarter section.
- 8) N 89° 48' 44" E 678.44 feet, along the north line of the quarter section, to the **Point of Beginning.**

**This parcel contains 12.067 acres** and has no frontage on any public way.

**Prior Instrument: official record volume 38, page 718 and official record volume 320, page 90.**

**Permanent Parcel #: part of 43-00146.000.**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May 2025, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume yy, page 58.

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.

*Edward A. Gasbarre* 5/10/25

Edward A. Gasbarre, P.S. 7036

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**BOUNDARY DESCRIPTION**  
**8.597 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **southwest quarter of Section 23, T-19N, R-14W.**

Being part of the land described in deeds to **Bonita L. Kaufman** recorded in official record volume 38, page 718 and official record volume 320, page 90 of the Wayne County records.

Described as follows:

**Beginning** at a railroad spike found in Jefferson Road (County Road 157) marking the northeast corner of the southwest quarter of Section 23 – witnessed by a 5/8 inch diameter steel reference pin found S 89° 48' 44" W 29.89 feet.

Thence with the following NINE courses:

- 1) **S 00° 26' 46" W 30.00 feet**, along the east line of the quarter section and in Jefferson Road, to a point - witnessed by a capped reference pin set S 89° 48' 44" W 36.15 feet.
- 2) **S 89° 48' 44" W 775.51 feet** to a capped pin set.
- 3) **S 11° 24' 45" W 302.35 feet** to a capped pin set.
- 4) **S 01° 40' 47" W 249.91 feet** to a capped pin set.
- 5) **S 26° 39' 26" W 91.30 feet** to a capped pin set.
- 6) **N 88° 13' 35" W 304.51 feet** to a capped pin set.
- 7) **S 58° 25' 02" W 194.60 feet** to a capped pin set.
- 8) **N 00° 26' 46" E 748.42 feet** to a point on the north line of the quarter section.
- 9) **N 89° 48' 44" E 1348.18 feet**, along the north line of the quarter section, to the **Point of Beginning.**

**This parcel contains 8.597 acres.**

**Prior Instrument: official record volume 38, page 718 and official record volume 320, page 90.**

**Permanent Parcel #: part of 43-00344.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May 2025, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume yy, page 58.

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.

Edward A. Gasbarre 5/16/25

Edward A. Gasbarre, P.S. 7036

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**BOUNDARY DESCRIPTION**  
**20.664 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **southwest quarter of Section 23, T-19N, R-14W.**

Being part of the land described in deeds to **Bonita L. Kaufman** recorded in deed volume 701, page 848, official record volume 38, page 718, official record volume 320, page 87, official record volume 320, page 90 of the Wayne County records.

Described as follows:

**Beginning** at a railroad spike found in Jefferson Road (County Road 157) marking the northeast corner of the southwest quarter of Section 23 – witnessed by a 5/8 inch diameter steel reference pin found S 89° 48' 44" W 29.89 feet.

Thence with the following FOURTEEN courses:

- 1) S 00° 26' 46" W 30.00 feet, along the east line of the quarter section and in Jefferson Road, to a point - witnessed by a capped reference pin set S 89° 48' 44" W 36.15 feet.
- 2) S 89° 48' 44" W 775.51 feet to a capped pin set.
- 3) S 11° 24' 45" W 302.35 feet to a capped pin set.
- 4) S 01° 40' 47" W 249.91 feet to a capped pin set.
- 5) S 26° 39' 26" W 91.30 feet to a capped pin set.
- 6) N 88° 13' 35" W 304.51 feet to a capped pin set.
- 7) S 58° 25' 02" W 194.60 feet to a capped pin set.
- 8) S 86° 59' 44" W 491.66 feet to a capped pin set.
- 9) N 85° 32' 13" W 184.45 feet to a capped pin set.
- 10) N 48° 50' 39" W 44.06 feet to a capped pin set.
- 11) N 00° 33' 47" E 283.53 feet to a capped pin set on the south line of Bobbi A. and Dennis M. Bresson as described in official record volume 514, page 531.

- 12) N 89° 48' 44" E 28.50 feet, along the south line of Bresson, to a capped pin marked "Rudolph 6449" found at the southeast corner thereof.
- 13) N 00° 32' 06" E 445.00 feet, along the east line of Bresson, to a 5/8 inch diameter steel pin found on the north line of the quarter section.
- 14) N 89° 48' 44" E 2026.62 feet, along the north line of the quarter section, to the **Point of Beginning**.

**This parcel contains 20.664 acres.**

**Prior Instrument: official record volume 38, page 718 and official record volume 320, page 90.**

**Permanent Parcel #: part of 43-00146.000 and 43-00344.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May 2025, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume yy, page 58.

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.

  
Edward A. Gasbarre, P.S. 7036

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