

**BOUNDARY DESCRIPTION**  
**1.115 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **southeast quarter of Section 35, T-19N, R-14W.**

Being part of the land described in a deed to **Horseshoe Acres, LLC** recorded in official record volume 661, page 1713 of the Wayne County records.

Described as follows:

**Commencing** at a railroad spike found in Jefferson Road (Township Road 157) marking the center of Section 35.

Thence S 00° 03' 00" W 994.40 feet, along the west line of the quarter section and in Jefferson Road, to the southwest corner of Eric J. Stockinger as described in official record volume 387, page 1948 and official record volume 837, page 2218.

Thence N 89° 44' 30" E 627.90 feet, along the south line of Stockinger, to the northwest corner of said Horseshoe Acres LLC.

Thence S 01° 41' 36" W 491.30 feet, along the west line of Horseshoe Acres LLC, to a point in Kister Road (County Road 34) on the north line of Marion Jr. and Karen M. Lewis as described in official record volume 807, page 508.

Thence S 60° 28' 00" E 16.50 feet, along the north line of Lewis and in Kister Road, to a northwesterly corner of Mill Creek Farm, LLC as described in official record volume 767, page 53.

Thence S 74° 22' 00" E 665.65 feet, along a northerly line of Mill Creek Farm, LLC and in Kister Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 08° 10' 00" E 19.32 feet.

Thence with the following TWELVE courses:

- 1) **N 08° 10' 00" E 173.08 feet** to a capped pin set.
- 2) **N 21° 19' 06" W 221.65 feet** to a capped pin set.
- 3) **S 89° 54' 00" E 213.62 feet** to a capped pin set.
- 4) **S 42° 04' 00" E 159.48 feet** to a capped pin set.
- 5) **S 08° 10' 00" W 300.74 feet** to a point in Kister Road on a northerly line of said Mill Creek Farm, LLC – witnessed by a capped reference pin set N 08° 10' 00" E 26.76 feet.

- 6) **N 88° 40' 06" W 55.39 feet**, along a northerly line of Mill Creek Farm, LLC and in Kister Road, to a railroad spike found at the southeast corner of Jeffrey L. and Betsy C. Sparr as described in deed volume 645, page 650 – witnessed by a capped reference pin found N 08° 10' 00" E 30.22 feet.

The Following FIVE courses (Courses 7 through 11) follow the lines of Sparr.

- 7) **N 08° 10' 00" E 288.05 feet** to a capped pin found.
- 8) **N 42° 04' 00" W 107.36 feet** to a capped pin found.
- 9) **N 89° 54' 00" W 161.90 feet** to a capped pin found.
- 10) **S 42° 04' 00" E 159.79 feet** to a capped pin found.
- 11) **S 08° 10' 00" W 225.00 feet** to a railroad spike found in Kister Road on a northerly line of said Mill Creek Farm, LLC – witnessed by a capped reference pin found N 08° 10' 00" E 30.26 feet.
- 12) **N 74° 22' 00" W 50.43 feet**, along a northerly line of Mill Creek Farm, LLC and in Kister Road, to the **Point of Beginning**.

**This parcel contains 1.115 acres.**

**Prior Instrument: official record volume 661, page 1713.**

**Permanent Parcel #: part of 43-00591.003**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in November 2024, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume XX, page 910.

All bearings are related and common with record survey II-314.

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* 11/01/24

Edward A. Gasbarre, P.S. 7036

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**BOUNDARY DESCRIPTION**  
**2.198 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **southeast quarter of Section 35, T-19N, R-14W.**

Being all of the land described in deeds to **Jeffrey L. and Betsy C. Sparr** recorded in deed volume 645, page 650 and official record volume \_\_\_\_, page \_\_\_\_ of the Wayne County records.

Described as follows:

**Commencing** at a railroad spike found in Jefferson Road (Township Road 157) marking the center of Section 35.

Thence S 00° 03' 00" W 994.40 feet, along the west line of the quarter section and in Jefferson Road, to the southwest corner of Eric J. Stockinger as described in official record volume 387, page 1948 and official record volume 837, page 2218.

Thence N 89° 44' 30" E 627.90 feet, along the south line of Stockinger, to the northwest corner of Horseshoe Acres LLC as described in official record volume 661, page 1713.

Thence S 01° 41' 36" W 491.30 feet, along the west line of Horseshoe Acres LLC, to a point in Kister Road (County Road 34) on the north line of Marion Jr. and Karen M. Lewis as described in official record volume 807, page 508.

Thence S 60° 28' 00" E 16.50 feet, along the north line of Lewis and in Kister Road, to a northwesterly corner of Mill Creek Farm, LLC as described in official record volume 767, page 53.

Thence S 74° 22' 00" E 665.65 feet, along a northerly line of Mill Creek Farm, LLC and in Kister Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 08° 10' 00" E 19.32 feet.

Thence with the following SEVEN courses:

- 1) N 08° 10' 00" E 173.08 feet to a capped pin set.
- 2) N 21° 19' 06" W 221.65 feet to a capped pin set.
- 3) S 89° 54' 00" E 213.62 feet to a capped pin set.
- 4) S 42° 04' 00" E 159.48 feet to a capped pin set.

- 5) **S 08° 10' 00" W 300.74 feet** to a point in Kister Road on a northerly line of said Mill Creek Farm, LLC – witnessed by a capped reference pin set N 08° 10' 00" E 26.76 feet.
- 6) **N 88° 40' 06" W 91.25 feet**, along a northerly line of Mill Creek Farm, LLC and in Kister Road, to a 5/8 inch diameter steel pin found.
- 7) **N 74° 22' 00" W 135.55 feet**, along a northerly line of Mill Creek Farm, LLC and in Kister Road, to the **Point of Beginning**.

**This parcel contains 2.198 acres.**

**Prior Instrument: deed volume 645, page 650 and official record volume \_\_, page \_\_.**

**Permanent Parcel #: all of 43-00591.002**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in November 2024, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume XX, page 910.

All bearings are related and common with record survey II-314.

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.

 11/01/24

Edward A. Gasbarre, P.S. 7036

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# Sparr Closure Report 224084

Lot Closure Report - Lot : 2.198 Ac

file- H:\ADAT4\AJOB5\2K24\job084\224084.ms\lc\_2.198 Ac.txt  
Wednesday, October 23, 2024, 2:26:24p.m.

Starting location (North, East) = ( 3952.776, 5757.706 )

(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	N08°10'00"E	173.080	No	4124.101	5782.293
2	Line	N21°19'06"W	221.650	No	4330.585	5701.712
3	Line	S89°54'00"E	213.620	No	4330.212	5915.332
4	Line	S42°04'00"E	159.480	No	4211.819	6022.182
5	Line	S08°10'00"W	300.740	No	3914.129	5979.461
6	Line	N88°40'06"W	91.250	No	3916.250	5888.236
7	Line	N74°22'00"W	135.550	No	3952.778	5757.701

Ending location (North, East) = ( 3952.778, 5757.701 )

Total Distance : 1295.370  
Total Traverse Stations : 8  
Misclosure Direction : S74°41'31"E (from ending location to starting location)  
Misclosure Distance : 0.006  
Error of Closure : 1:224487.9  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 95757.974 sq. ft. (straight segment added to close traverse)  
**= 2.198301 Acres**

Lot Closure Report - Lot : 1.115 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N88°40'06"W	55.390	No	3915.416	5924.086
2	Line	N08°10'00"E	288.050	No	4200.545	5965.005
3	Line	N42°04'00"W	107.360	No	4280.246	5893.074
4	Line	N89°54'00"W	161.900	No	4280.528	5731.174
5	Line	S42°04'00"E	159.790	No	4161.906	5838.233
6	Line	S08°10'00"W	225.000	No	3939.187	5806.271
7	Line	N74°22'00"W	50.430	No	3952.777	5757.706
8	Line	N08°10'00"E	173.080	No	4124.102	5782.293
9	Line	N21°19'06"W	221.650	No	4330.586	5701.712
10	Line	S89°54'00"E	213.620	No	4330.213	5915.332
11	Line	S42°04'00"E	159.480	No	4211.820	6022.183
12	Line	S08°10'00"W	300.740	No	3914.130	5979.462

Ending location (North, East) = ( 3914.130, 5979.462 )

Total Distance : 2116.490  
Total Traverse Stations : 13  
Misclosure Distance : < 0.001000  
Error of Closure : 1:INFINITY  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 48569.813 sq. ft.  
**= 1.115009 Acres**