

BOUNDARY DESCRIPTION

0.073 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **southwest quarter of Section 17, T-16N, R-11W.**

Being part of a 107.293 acre parcel described in a deed to **James E. and Sylvia L. Amstutz** recorded in official record volume 955, page 2427 of the Wayne County records.

Described as follows:

Commencing at a stone found in Goudy Road (Township Road 334) marking the northeast corner of the southwest quarter of Section 17.

Thence N 85° 13' 00" W 380.00 feet, along the north line of the quarter section and in Goudy Road, to a point – witnessed by a capped reference pin set S 03° 24' 59" W 19.41 feet.

Thence S 03° 24' 59" W 300.00 feet to a northerly line of said 107.293 acre parcel and the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) **S 85 13' 00" E 79.97 feet**, along the northerly line of the 107.293 acre parcel, to a northeasterly corner thereof.
- 2) **S 03° 24' 59" W 40.00 feet**, along an easterly line of the 107.293 acre parcel, to a point.
- 3) **N 85° 13' 00" W 79.97 feet** to a capped pin set.
- 4) **N 03° 24' 59" E 40.00 feet** to the **Point of Beginning**.

This parcel contains 0.073 acres and has no frontage on any public way.

Prior Instrument: official record volume 955, page 2427.

Permanent Parcel #: part of 47-00015.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 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 XX, page 990

All bearings are related and based on the north line of the quarter section according to record survey W-268B.

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.

 3/07/25

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
1.859 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **southwest quarter of Section 17, T-16N, R-11W.**

Being part of a 13.497 acre parcel described in a deed to **James E. and Sylvia L. Amstutz** recorded in official record volume 955, page 2427 of the Wayne County records.

Described as follows:

Commencing at a stone found in Goudy Road (Township Road 334) marking the northeast corner of the southwest quarter of Section 17.

Thence N 85° 13' 00" W 150.00 feet, along the north line of the quarter section and in Goudy Road, to the northwest corner of Trustees of Sunnyside Private Christian Day School as described in deed volume 432, page 547 and deed volume 614, page 444, the **Point of Beginning** for the parcel herein described.

Thence with the following EIGHT courses:

- 1) **S 03° 24' 59" W 300.00 feet**, along the west line of the "...School", to the southwest corner thereof.
- 2) **S 85° 13' 00" E 150.00 feet**, along the south line of the "...School", to a point on the east line of the quarter section and in Goudy Road.
- 3) **S 03° 24' 59" W 40.00 feet**, along the east line of the quarter section and in Goudy Road, to a point in a ditch – witnessed by a capped reference pin set N 85° 13' 00" W 5.08 feet.
- 4) **N 85° 13' 00" W 300.03 feet** to a point on a westerly line of said 13.497 acre parcel.
- 5) **N 03° 24' 59" E 40.00 feet**, along the east line of the 13.497 acre parcel, to a northeasterly corner thereof.
- 6) **N 85° 13' 00" W 79.97 feet**, along a northerly line of the 13.497 acre parcel, to a point.
- 7) **N 03° 24' 59" E 300.00 feet** to a point on the north line of the quarter section and in Goudy Road – witnessed by a capped reference pin set S 03° 24' 59" W 19.41 feet.
- 8) **S 85° 13' 00" E 230.00 feet**, along the north line of the quarter section and in Goudy Road, to the **Point of Beginning**.

This parcel contains 1.859 acres.

Prior Instrument: official record volume 955, page 2427.

Permanent Parcel #: part of 47-00016.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 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 XX, page 990.

All bearings are related and based on the north line of the quarter section according to record survey W-268B.

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 3/07/25

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
2.965 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **southwest quarter of Section 17, T-16N, R-11W.**

Being all of the land described in deeds to **Trustees of Sunnyside Private Christian Day School** recorded in deed volume 432, page 547, deed volume 614, page 444 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Beginning at a stone found in Goudy Road (Township Road 334) marking the northeast corner of the southwest quarter of Section 17.

Thence with the following FOUR courses:

- 1) **S 03° 24' 59" W 340.00 feet**, along the east line of the quarter section and in Goudy Road, to a point in a ditch – witnessed by a capped reference pin set **N 85° 13' 00" W 5.08 feet**.
- 2) **N 85° 13' 00" W 380.00 feet** to a capped pin set.
- 3) **N 03° 24' 59" E 340.00 feet** to a point on the north line of the quarter section and in Goudy Road – witnessed by a capped reference pin set **S 03° 24' 59" W 19.41 feet**.
- 4) **S 85° 13' 00" E 380.00 feet**, along the north line of the quarter section and in Goudy Road, to the **Point of Beginning**.

This parcel contains 2.965 acres.

Prior Instrument: deed volume 432, page 547, deed volume 614, page 444 and official record volume ----, page ----.

Permanent Parcel #: all of 47-02303.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March of 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 XX, page 990

All bearings are related and based on the north line of the quarter section according to record survey W-268B.

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.

 3/07/25

Edward A. Gasbarre, P.S. 7036

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Amstutz Closure Report 225011

Lot Closure Report - Lot : 2.965 AC

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Wednesday, March 5, 2025, 7:42:32a.m.

Starting location (North, East) = (6709.457, 8625.687)

(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	S85°13'00"E	380.000	No	6677.770	9004.364
2	Line	S03°24'59"W	340.000	No	6338.374	8984.103
3	Line	N85°13'00"W	380.000	No	6370.061	8605.426
4	Line	N03°24'59"E	340.000	No	6709.457	8625.687

Ending location (North, East) = (6709.457, 8625.687)

Total Distance : 1440.000
Total Traverse Stations : 5
Misclosure Distance : < 0.001000
Error of Closure : 1:INFINITY
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 129163.232 sq. ft.
= 2.965180 Acres

Lot Closure Report - Lot : 0.073 Ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N03°24'59"E	40.000	No	6409.990	8607.811
2	Line	S85°13'00"E	79.970	No	6403.322	8687.503
3	Line	S03°24'59"W	40.000	No	6363.393	8685.119
4	Line	N85°13'00"W	79.970	No	6370.061	8605.428

Ending location (North, East) = (6370.061, 8605.428)

Total Distance : 239.940
Total Traverse Stations : 5
Misclosure Distance : < 0.001000
Error of Closure : 1:INFINITY
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 3197.890 sq. ft.
= 0.073413 Acres