# R.W. GASBARRE & Associates, Inc.

Professional Land Surveyors

401 South Market St. P.O. Box 44 Wooster, Ohio 44691 330.264.9499

William R. Gasbarre, P.S. (Ret.)

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Edward A. Gasbarre, P.S.

January 2, 2019

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## BOUNDARY DESCRIPTION 0.611 Acres

Situated in the State of Ohio, County of Wayne, Township of Franklin in the northeast quarter of Section 33, T-15N, R-12W.

Being part of the land described in a deed to the **State of Ohio** recorded in deed volume 664, page 38 of the Wayne County records.

Described as follows:

**Commencing** at a steel axle found in Messner Road (Township Road 49) marking the southeast corner of the northeast quarter of Section 33.

Thence N 0° 10' 38" W 1092.65 feet, along the east line of the quarter section, to the centerline of Millersburg Road (State Route 83).

Thence S 56° 51' 26" W 139.04 feet, with the centerline of Millersburg Road, to the most northerly corner of a 1.636 acre parcel described in a deed to the State of Ohio recorded in deed volume 662, page 579.

Thence continuing S 56° 51' 26" W 422.13 feet, with the westerly line of the 1.636 acre parcel, to a point of curvature.

Thence Southwesterly, along the westerly line of the 1.636 acre parcel and with the arc of a curve to the left, a distance of 265.14 feet to the northeast corner of a former 48.666 acre tract and the **Point of Beginning** for the parcel herein described – witnessed by a 3/4 inch diameter steel reference pin found N 82° 36' 03" W 27.52 feet.

The aforementioned curve has the following properties:

Central Angle = 31° 49' 02"

Radius = 477.46 feet

Chord Bearing = S 40° 56' 57" W

Chord Distance = 261.75 feet

Thence with the following EIGHT courses:

1) **Southwesterly,** along the westerly line of the 1.636 acre parcel and with the arc of a curve to the left, a distance of 74.52 feet to a point of tangency.

The aforementioned curve has the following properties:

Central Angle = 8° 56' 33"

Radius = 477.46 feet

Chord Bearing = S 20° 34' 09" W

Chord Distance = 74.44 feet

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## State of Ohio description of 0.611 acres in Section 33, T-15N, R-12W, Franklin Township, Wayne County, Ohio

- 2) S 16° 05' 33" W 449.00 feet, along the westerly line of the 1.636 acre parcel, to the southwest corner thereof.
- 3) N 73° 54' 07" W 30.00 feet to the westerly right-of-way line of Millersburg Road.
- 4) N 4° 47' 17" E 101.98 feet, along the westerly right-of-way line, to a point.
- 5) N 16° 05' 53" E 222.30 feet, along the westerly right-of-way line, to a point.
- 6) N 73° 54' 07" W 15.00 feet, along the westerly right-of-way line, to a point.
- 7) Northeasterly, along the westerly right-of-way line and with the arc of a curve concave to the southeast, a distance of 194.94 feet to a point on the north line of the former 48.666 tract.

  The aforementioned curve has the following properties:

  Central Angle = 12° 38' 30"

  Chord Bearing = N 22° 25' 08" E

  Radius = 883.51 feet

  Chord Distance = 194.54 feet

8) S 82° 36' 03" E 49.96 feet, along the north line of the former 48.666 acre tract, to the Point of Beginning.

This parcel contains 0.611 acres.

Prior Instrument: deed volume 664, page 38.

Permanent Parcel #: part of 33-01107.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 2019, 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 Wypage 275.

All bearings are related and based on an assumed meridian.

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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William R. Gasbarre, P.S. (Ret.)

January 2, 2019

StateofOhio\_Legal\_0.570Ac.docx

### BOUNDARY DESCRIPTION 0.570 Acres

Situated in the State of Ohio, County of Wayne, Township of Franklin in the northeast quarter of Section 33, T-15N, R-12W.

Being part of the land described in a deed to the **State of Ohio** recorded in deed volume 664, page 38 of the Wayne County records.

Described as follows:

**Commencing** at a steel axle found in Messner Road (Township Road 49) marking the southeast corner of the northeast quarter of Section 33.

Thence N 0° 10' 38" W 1092.65 feet, along the east line of the quarter section, to the centerline of Millersburg Road (State Route 83).

Thence S 56° 51' 26" W 139.04 feet, with the centerline of Millersburg Road, to the most northerly corner of a 1.636 acre parcel described in a deed to the State of Ohio recorded in deed volume 662, page 579 and the **Point of Beginning** for the parcel herein described.

Thence with the following SEVEN courses:

- 1) S 56° 51' 26" W 422.13 feet, with the westerly line of the 1.636 acre parcel, to a point of curvature.
- 2) **Southwesterly**, along the westerly line of the 1.636 acre parcel and with the arc of a curve to the left, a distance of 265.14 feet to the southeast corner of a former 22.272 acre tract witnessed by a 3/4 inch diameter steel reference pin found N 82° 36′ 03″ W 27.52 feet.

The aforementioned curve has the following properties:

Central Angle = 31° 49' 02"

Radius = 477.46 feet

Chord Bearing = S 40° 56' 57" W

Chord Distance = 261.75 feet

- 3) N 82° 36' 03" W 49.96 feet, along the south line of the former 22.272 acre tract, to the westerly right-of way line of Millersburg Road.
- 4) **Northeasterly,** along the westerly right-of-way line and with the arc of a curve concave to the southeast, a distance of 239.74 feet to a point.

The aforementioned curve has the following properties:

Central Angle = 15° 32' 51"

Radius = 883.51 feet

Chord Bearing = N 36° 30' 48" E

Chord Distance = 239.01 feet

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## State of Ohio description of 0.570 acres in Section 33, T-15N, R-12W, Franklin Township, Wayne County, Ohio

- 5) N 68° 45' 24" E 67.02 feet, along the westerly right-of-way line, to a point.
- 6) N 56° 51' 26" E 422.13 feet, along the westerly right-of-way line, to a point.
- 7) S 33° 08' 34" E 30.00 feet, along the westerly right-of-way line, to the Point of Beginning.

This parcel contains 0.570 acres.

Prior Instrument: deed volume 664, page 38.

Permanent Parcel #: part of 33-01107.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 2019, 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 Wypage 275

All bearings are related and based on an assumed meridian.

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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