

R.W.

GASBARRE & Associates, Inc.

Professional Land Surveyors

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October 3, 2019

Grantor(s): **Roger R. Dush, Trustee**
2233 Lakeshore Drive
Wooster, OH 44691

Grantee(s):

Boundary Description
26.066 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **southwest quarter of Section 30, T-15N, R-13W.**

Being part of the land described in a deed to **Roger R. Dush, Trustee** recorded in deed volume 555, page 227 of the Wayne County records.

Described as follows:

Beginning at a granite stone monument found marking the southeast corner of the southwest quarter of Section 30.

Thence with the following **FOURTEEN** courses:

- 1) **S 89° 41' 00" W 1433.39 feet**, along the south line of the quarter section, to a railroad spike found in Shreve Road (State Route 226) at the southeast corner of DiGiacomo Holdings LLC as described in official record volume 365, page 1734 – witnessed by a capped reference pin marked "Lingenfelter" found **N 88° 27' 52" E 49.96 feet**.
- 2) **N 25° 07' 15" E 1390.94 feet**, along the easterly line of DiGiacomo Holdings LLC and in Shreve Road, to a westerly corner of Pine Tree Holdings Inc. as described in official record volume 540, page 422 – witnessed by a capped reference pin set **S 64° 54' 17" E 34.02 feet**.
- 3) **S 64° 54' 17" E 79.00 feet**, along a south line of Pine Tree Holdings, Inc., to a capped pin set on the easterly right-of-way line of Shreve Road.
- 4) **S 24° 04' 34" E 60.01 feet**, along the right-of-way of Shreve Road, to a capped pin set on the south line of Lakeshore Drive.

The following nine courses (courses 5 through 13) follow the southerly line of Lakeshore Drive.

- 5) **S 64° 54' 17" E 68.30 feet** to a capped pin set at a point of curvature.

Dush description of 26.066 acres in Section 30, T-15N, R-13W, Wooster Twp.,
Wayne County, Ohio

- 6) **Southeasterly**, along the arc of a curve to the right, a distance of 115.46 feet to a capped pin set at a point of tangency.

The aforementioned curve has the following properties:

Central Angle = $37^{\circ} 53' 00''$

Radius = 174.63 feet

Chord Bearing = $S 45^{\circ} 57' 47'' E$

Chord Distance = 113.37 feet

- 7) **S $27^{\circ} 01' 17'' E$ 100.14 feet** to a capped pin set at a point of curvature.

- 8) **Southeasterly**, along the arc of a curve to the left, a distance of 156.77 feet to a capped pin set at a point of tangency.

The aforementioned curve has the following properties:

Central Angle = $38^{\circ} 17' 00''$

Radius = 234.63 feet

Chord Bearing = $S 46^{\circ} 09' 47'' E$

Chord Distance = 153.87 feet

- 9) **S $65^{\circ} 18' 17'' E$ 82.24 feet** to a capped pin set at a point of curvature.

- 10) **Southeasterly**, along the arc of a curve to the left, a distance of 137.54 feet to a capped pin set at a point of tangency.

The aforementioned curve has the following properties:

Central Angle = $24^{\circ} 54' 00''$

Radius = 316.48 feet

Chord Bearing = $S 77^{\circ} 45' 17'' E$

Chord Distance = 136.46 feet

- 11) **N $89^{\circ} 47' 43'' E$ 147.68 feet** to a capped pin set at a point of curvature.

- 12) **Southeasterly**, along the arc of a curve to the right, a distance of 80.87 feet to a capped pin set at a point of tangency.

The aforementioned curve has the following properties:

Central Angle = $18^{\circ} 04' 00''$

Radius = 256.48 feet

Chord Bearing = $S 81^{\circ} 10' 17'' E$

Chord Distance = 80.54 feet

- 13) **S $72^{\circ} 08' 17'' E$ 59.20 feet** to a capped pin marked "Rudolph 6449" found on the east line of the quarter section.

- 14) **S $00^{\circ} 19' 16'' E$ 766.33 feet**, along the east line of the quarter section, to the **Point of Beginning**.

This parcel contains 26.066 acres of which 1.925 acres lie in the right-of-way of Shreve Road.

Dush description of 26.066 acres in Section 30, T-15N, R-13W, Wooster Twp.,
Wayne County, Ohio

Prior Instrument: deed volume 555, page 227.

Permanent Parcel #: all of 56-02293.000.

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in October 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 WW page 498.

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 10/03/19

Edward A. Gasbarre, P.S. 7036

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