

R.W.

GASBARRE & Associates, Inc.

Professional Land Surveyors

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January 28, 2020

Grantor(s): **Gerald Flinn, Trustee**
9303 Congress Road
West Salem, OH 44287

Grantee(s):

Boundary Description
67.652 Acres

Situated in the State of Ohio, County of Wayne, **Township of Congress** in the **Southeast quarter of Section 28, T-21N, R-14W.**

Being part of the land described in a deed to **Gerald Flinn, Trustee of the Declaration of Trust on December 17, 1998** recorded in official record volume 903, page 4622 of the Wayne County records.

Described as follows:

Beginning at a capped pin set in Pleasant Home Road (County Road 48) marking the southwest corner of the southeast quarter of Section 28 – witnessed by a capped reference pin set N 01° 48' 06" W 30.00 feet.

Thence with the following TEN courses:

- 1) **N 01° 48' 06" W 1090.20 feet**, along the west line of the quarter section, to a capped pin set at the southwest corner of Philip A. Brazis and Robert P. Brazis as described in deed volume 647, pages 118 and 119.
- 2) **S 89° 12' 28" E 2749.33 feet**, along the south line of Brazis, to a point in Congress Road (State Route 539) on the east line of the quarter section – witnessed by a capped reference pin set N 89° 12' 28" W 30.00 feet.
- 3) **S 02° 39' 52" E 232.94 feet**, along the east line of the quarter section and in Congress Road, to a monument box found at a northerly corner of the State of Ohio as described in official record volume 74, page 291.

The following FIVE courses (courses 5 through 9) follow the lines of the State of Ohio.

- 4) **N 87° 20' 08" W 30.00 feet** to a 3/4 inch diameter steel pin found.

Flinn description of 67.652 acres in Section 28, T-21, R-14W, Congress Twp.,
Wayne County, Ohio

- 5) S 04° 19' 15" E 41.29 feet to a capped pin marked "ODOT Right-of-Way, District 3" found.
- 6) S 10° 20' 51" W 183.35 feet to a 3/4 inch diameter steel pin found.
- 7) S 18° 34' 15" E 145.74 feet to a 3/4 inch diameter steel pin found.
- 8) N 87° 20' 08" E 30.14 feet to a point on the east line of the quarter section and in Congress Road.
- 9) S 02° 39' 52" E 469.64 feet, along the east line of the quarter section and in Congress Road, to the southeast corner of the quarter - witnessed by a County GPS monument (CON11) found S 24° 46' 33" W 57.59 feet.
- 10) N 89° 47' 45" W 2764.21 feet, along the south line of the quarter section and in Pleasant Home Road, to the **Point of Beginning**.

This parcel contains 67.652 acres.


Prior Instrument: official record volume 903, page 4622

Permanent Parcel #: all of 22-00228.000.

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in January, 2020, 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 593.

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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