

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.)

Edward A. Gasbarre, P.S.

gasbarresurveying@embarqmail.com

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

February 13, 2020

Boundary Description
127.932 Acres

Situated in the State of Ohio, County of Wayne, **Township of Congress** in the **northwest quarter of Section 34, T-21N, R-14W.**

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

Described as follows:

Beginning at a point in the intersection of Pleasant Home Road (County Road 48) and Congress Road (State Route 539) marking the northwest corner of Section 34 – witnessed by a County GPS monument CON11 found S 24° 46' 33" W 57.59 feet.

Thence with the following FIFTEEN courses:

- 1) **N 89° 08' 59" E 2046.33 feet**, along the north line of the quarter section and in Pleasant Home Road, to the northwest corner of Florence L. Oldaker as described in deed volume 434, page 36 and official record volume 54, page 506 – witnessed by a railroad spike found N 04° 52' 09" W 2.11 feet and a capped reference pin set S 04° 52' 09" E 30.00 feet.
- 2) **S 04° 52' 09" E 2684.08 feet**, along the west line of Oldaker and the extension thereof, to a capped pin set on the south line of the quarter section.
- 3) **S 89° 11' 04" W 2112.51 feet**, along the south line of the quarter section, to the southeast corner of the State of Ohio as described in official record volume 74, page 279 – witnessed by a capped reference pin set N 89° 11' 04" E 5.31 feet.

The following FIVE courses (courses 4 through 8) follow the lines of the State of Ohio.

- 4) **Northwesterly**, along the arc of a curve concave to the west, a distance of 52.93 feet to a 3/4 inch diameter steel pin found.

The aforementioned curve has the following properties:

Central Angle = 01°02'52"

Chord Bearing = N 00° 10' 25" W

Radius = 2894.37 feet

Chord Distance = 52.93 feet

- 5) **N 08° 32' 20" E 113.20 feet** to a capped pin marked "ODOT Right-of-Way, District 3" found.

Flinn description of 127.932 acres in Section 34, T-21, R-14W, Congress Twp.,
Wayne County, Ohio

- 6) N 02° 42' 03" W 30.84 feet to a capped pin marked "ODOT Right-of-Way, District 3" found.
- 7) N 12° 55' 42" W 101.55 feet to a 3/4 inch diameter steel pin found.
- 8) S 87° 04' 20" W 32.37 feet to a point on the west line of the quarter section and in Congress Road.
- 9) N 02° 55' 40" W 564.97 feet, along the west line of the quarter section and in Congress Road, to the southerly corner of the State of Ohio as described in official record volume 74, page 281.

The following FIVE courses (courses 9 through 13) follow the lines of the State of Ohio.

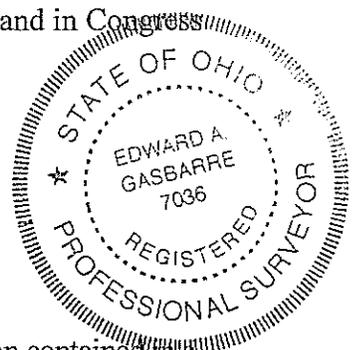
- 10) N 87° 04' 20" E 30.00 feet to a 3/4 inch diameter steel pin found.
- 11) N 05° 57' 10" E 161.94 feet to a capped pin marked "ODOT Right-of-Way, District 3" found.
- 12) N 02° 55' 40" W 40.00 feet to a 3/4 inch diameter steel pin found.
- 13) N 12° 23' 24" W 152.07 feet to a 3/4 inch diameter steel pin found.
- 14) S 87° 04' 20" W 30.00 feet to a point on the west line of the quarter section and in Congress Road.
- 15) N 02° 55' 40" W 1469.22 feet, along the west line of the quarter section and in Congress Road, to the **Point of Beginning**.

This parcel contains 127.932 acres.

Prior Instrument: official record volume 903, page 4622

Permanent Parcel #: all of 22-00234.000.

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in February 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 WV, page 600.



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