

Boundary Description
5.967 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin**, in the **southwest quarter of Section 15, T-14N, R-13W**.

Being part of the land described in a deed to **Jon-Way Farms, LLC** recorded in official record volume 854, page 1819 of Wayne County records.

Described as follows:

Beginning at a 5/8 inch diameter steel pin found marking the center of Section 15.

Thence with the following SIX courses:

- 1) **S 03° 00' 00" W 665.00 feet**, along the east line of the quarter section, to a capped pin set.
- 2) **N 87° 00' 00" W 31.73 feet** to a point in James Road (County Road 90) – witnessed by a capped reference pin set **S 87° 00' 00" E 17.56 feet**.
- 3) **Northwesterly**, in James Road and along the arc of a non-tangent curve concave to the southwest, a distance of 188.35 feet, to a magspike set.

The aforementioned curve has the following properties:

Central Angle = 35°58'22"

Cord Bearing = N 36°35'23" W

Radius = 300.00 feet

Chord Distance = 185.27 feet

- 4) **N 52° 12' 38" W 335.36 feet**, in James Road, to a magspike set.
- 5) **Northwesterly**, in James Road and along the arc of a non-tangent curve to the right, a distance of 427.36 feet to a magspike set on the north line of the quarter section – witnessed by capped reference pins set **S 85° 17' 26" E 54.75 feet** and **N 85° 17' 26" W 39.32 feet**.

The aforementioned curve has the following properties:

Central Angle = 46°06'45"

Cord Bearing = N 29°37'57" W

Radius = 531.00 feet

Chord Distance = 415.92 feet

- 6) **S 85° 17' 26" E 649.78 feet**, along the north line of the quarter section, to the **Point of Beginning**.

This parcel contains 5.967 acres.

Prior Instrument: official record volume 854, page 1819.

Permanent Parcel #: part of 30-01092.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June 2021, 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 XX, page 013

All bearings are related and based on the east line of the quarter section according to record survey II-181 B.

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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JUN 30 2021

Property of Wayne County Tax Map Office