

Boundary Description  
0.997 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **northeast quarter of Section 10, T-15N, R-13W**.

Being all of the land described in a deed to **Steven Feltner and Roger Feltner** recorded in official record volume 931, page 5742 of the Wayne County records.

Described as follows:

**Commencing** at a 2 inch diameter steel pipe found marking the northeast corner of Section 10.

Thence N 87° 28' 15" W 550.60 feet, along the north line of the quarter section, to a capped pin found at a westerly corner of David Hoffer as described in official record volume 660, page 1204 and official record volume 674, page 2151.

Thence S 28° 02' 57" W 631.60 feet, along the westerly line of Hoffer, to a one inch diameter steel pipe found.

Thence S 35° 55' 11" W 562.09 feet, along the westerly line of Hoffer, to a point in Pittsburgh Avenue (AKA County Road 30-A) – witnessed by a capped reference pin found N 35° 55' 11" E 219.70 feet.

Thence N 73° 36' 54" W 451.19 feet, in Pittsburgh Avenue (AKA County Road 30-A) and along the current boundary between Wooster Township and the City of Wooster, to the northeast corner of Steven Feltner and Roger Feltner as described in official record volume 931, page 5742, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 30° 02' 20" W 30.56 feet.

Thence with the following TEN courses:

- 1) S 30° 02' 20" W 214.47 feet, along the easterly line of Feltner, to a capped pin set at the southeast corner thereof.

The following Seven courses (courses 2 through 8) follow the southerly lines of Feltner.

- 2) N 71° 43' 42" W 85.18 feet to a capped pin set.
- 3) N 55° 28' 31" W 9.75 feet to a capped pin set.
- 4) N 45° 30' 46" W 9.05 feet to a capped pin set.
- 5) N 34° 29' 54" W 10.37 feet to a capped pin set.
- 6) N 25° 01' 14" W 10.83 feet to a capped pin set.
- 7) N 06° 23' 00" W 10.70 feet to a capped pin set.

- 8) **N 73° 15' 34" W 69.51 feet** to a capped pin set in a ditch on the easterly line of Robert E. Guthrie and Kenneth Guthrie as described in official record volume 54, page 256 – witnessed by a capped reference pin set S 73° 15' 34" E 10.00 feet.
- 9) **N 11° 55' 45" E 175.23 feet**, along the easterly line of Guthrie, to a point in Pittsburgh Avenue (AKA County Road 30-A) on the current boundary between Wooster Township and the City of Wooster.
- 10) **S 73° 18' 43" E 255.48 feet**, in Pittsburgh Avenue (AKA County Road 30-A) and along the current boundary between Wooster Township and the City of Wooster, to the **Point of Beginning**.

**This parcel contains 0.997 acres.**

Prior Instrument: official record volume 931, page 5742.

Permanent Parcel #: all of 56-00308.000 and 56-00662.001

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in June of 2022, 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 254

All bearings are related and common with record survey WW-911.

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

H:\ADAT4\AJOB\210616\Feltr\0.997 Ac Legal.docx

