

BOUNDARY DESCRIPTION
84.233 Acres

Situated in the State of Ohio, County of Wayne, Township of East Union in the northwest, southwest and southeast quarters of Section 29 and the northeast quarter of Section 32, T-16N, R-12W.

Being part of the land described in a deed to **Bertha Mullet, Trustee of the Bertha Mullet Trust dated December 2, 2008, as amended**, recorded in official record volume 624, page 570 of the Wayne County records.

Described as follows:

Beginning at a one inch diameter steel pin found marking the southeast corner of the southwest quarter of Section 29 – witnessed by a 1-1/4 inch square steel bar with brick found N 21° 37' 39" W 12.61 feet.

Thence with the following TWENTY-SIX courses:

- 1) **N 88° 59' 27" W 1153.94 feet**, along the south line of the quarter section, to a capped pin set on the east line of James F. and Ruth A. Ison as described in official record volume 568, page 998.
- 2) **N 04° 48' 33" E 56.00 feet**, along the east line of Ison, to a capped pin set.
- 3) **N 88° 59' 27" W 221.00 feet**, along the north line of Ison, to a capped pin set on the east line of David T. and Susan M. Shultzman as described in official record volume 721, page 127.
- 4) **N 02° 31' 53" E 172.16 feet**, along the east line of Shultzman, to a capped pin set at the northeast corner thereof.
- 5) **N 02° 42' 14" E 823.52 feet**, along the east line of Roman R. Jr. and Sara Ann Miller as described in official record volume 304, page 831, to a point in a ditch – witnessed by a capped reference pin set S 89° 05' 07" E 17.50 feet.
- 6) **N 04° 28' 52" W 390.19 feet**, along the east line of Miller, to a point in the ditch at the southwest corner of Andrew and Miriam Stutzman as described in official record volume 899, page 5864 – witnessed by a capped reference pin set S 88° 24' 52" E 20.82 feet.
- 7) **S 88° 24' 52" E 712.95 feet**, along the south line of Stutzman and the extension thereof, to a capped pin set at the southeast corner of Rolling W. Acres, LLC as described in official record volume 900, page 491.
- 8) **N 01° 35' 08" E 735.49 feet**, along an easterly line of Rolling W. Acres, LLC, to a capped pin set.
- 9) **N 11° 33' 53" W 490.15 feet**, along an easterly line of Rolling W. Acres, LLC and the extension thereof, to a capped pin set on the north line of the quarter section at an easterly corner of Terri L. Westhafer as described in official record volume 475, page 331 and official record volume 880, page 1129.

- 10) **N 05° 52' 21" W 420.38 feet**, into the northwest quarter and along an easterly line of Westhafer, to a capped pin set.
- 11) **N 57° 53' 33" W 20.06 feet**, along the northerly line of Westhafer, to a railroad spike found in Messner Road (Township Road 49) on the southeasterly line of Francis E. Jr. and Stacy M. Wolfe as described in official record volume 552, page 1987.
- 12) **N 48° 07' 51" E 50.92 feet**, in Messner Road and along the southeasterly line of Wolfe, to a 3/4 inch diameter steel pin found.
- 13) **N 50° 36' 00" E 118.15 feet**, in Messner Road, along the southeasterly line of Wolfe and the extension thereof, to a westerly corner of Alan E. Miller and Miriam D. Miller as described in official record volume 925, page 5774 – witnessed by a capped reference pin set S 42° 40' 02" E 20.00 feet.
- 14) **S 42° 40' 02" E 1058.44 feet**, along the southwesterly line of Miller and passing into the southwest quarter at a distance of 738.87 feet, to a capped pin set on the east line of the quarter section.
- 15) **S 01° 35' 34" W 1192.81 feet**, along the east line of the quarter section, to a capped pin set at the southwest corner of Bertha Mullet, Trustee as described in official record volume 625, page 646.
- 16) **S 89° 11' 25" E 1542.71 feet**, along the south line of Mullet, to a capped pin set on a northwesterly line of Sara M. Mullet, Trustee as described in official record volume 625, page 733.
- 17) **Southwesterly**, along said line of Mullet and with the arc of a curve concave to the southeast, a distance of 620.41 feet to a capped pin set.

The aforementioned curve has the following properties:

Central Angle = 06° 10' 07"

Radius = 5762.65 feet

Chord Distance = 620.11 feet

Chord Bearing = S 54° 49' 50" W

The following FIVE courses (courses 18 through 22) follow the lines of Mullet.

- 18) **S 86° 01' 31" W 54.43 feet** to a capped pin set.
- 19) **N 59° 31' 55" W 402.54 feet** to a capped pin set.
- 20) **N 66° 14' 16" W 177.29 feet** to a capped pin set.
- 21) **S 38° 15' 08" W 370.00 feet** to a capped pin set.
- 22) **S 51° 44' 52" E 294.64 feet** to a capped pin set on the northwesterly line of Fonda Faye Mullet, Trustee as described in official record volume 625, page 890 and official record volume 638, page 1906.
- 23) **S 38° 15' 08" W 327.09 feet**, along the northwesterly line of Mullet, to a capped pin set.

- 24) **S 41° 55' 42" E 223.61 feet**, along a southwesterly line of Mullet, to a capped pin set on the northwesterly line of Virginia L. Allen as described in official record volume 916, page 93.
- 25) **Southwesterly**, along said line of Allen, the extension thereof, passing into the northeast quarter of Section 32 at a distance of 327.43 feet and with the arc of a curve concave to the southeast, a distance of 656.51 feet to a capped pin set on the west line of the quarter section.

The aforementioned curve has the following properties:

Central Angle = 06° 36' 11"

Radius = 5696.65 feet

Chord Distance = 656.14 feet

Chord Bearing = S 44° 37' 11" W

- 26) **N 01° 16' 40" E 244.01 feet**, along the west line of the quarter section, to the **Point of Beginning**.

This parcel contains 84.223 acres; of which 4.161 acres lie in the northwest quarter, 63.750 acres lie in the southwest quarter and 15.721 acres lie in the southeast quarter of Section 29 and 0.601 acres lie in the northeast quarter of Section 32.

Prior Instrument: official record volume 624 page 570.

Permanent Parcel #: 27-00838.000.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July 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 349

All bearings are related and common with record survey OO-3.

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.

 7/08/22

Edward A. Gasbarre, P.S. 7036

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