

Boundary Description  
23.031 Acres

Situated in the State of Ohio, County of Wayne, **City of Wooster** in the **northeast and northwest quarters of Section 21, T-16N, R-13W.**

Being part of the land described in deeds to **Peter J. Short** recorded in official record volume 950, page 259, **James M. Richard, Dale D. Richard and Sally J. Schreck** recorded in official record volume 336, page 1257 and official record volume 824, page 1252 of the Wayne County records.

Described as follows:

**Commencing** at a record iron monument in Smithville-Western Road (County Road 86) marking the northeast corner of the northwest quarter of Section 21 – witnessed by a capped reference pin set S 00° 25' 49" E 59.81 feet.

Thence N 89° 41' 50" W 429.49 feet, along the north line of the quarter section and in Smithville-Western Road, to the northeast corner of Grace Brethren Church of Wooster as described in deed volume 673, page 220 – witnessed by a 5/8 inch diameter steel pin found S 13° 07' 10" E 1.56 feet and a 5/8 inch diameter steel reference pin found S 13° 07' 10" E 61.67 feet.

Thence S 13° 07' 10" E 46.16 feet, along the east line of Grace Brethren Church of Wooster, to a capped pin marked "Mannik/Smith" found at the **Point of Beginning** for the parcel herein described.

Thence with the following ELEVEN courses:

- 1) **S 89° 40' 51" E 36.81 feet**, along the southerly line of Smithville-Western Road, to a capped pin marked "Mannik/Smith" found.
- 2) **S 86° 14' 24" E 250.42 feet**, along the southerly line of Smithville-Western Road, to a capped pin marked "Mannik/Smith" found.
- 3) **S 89° 47' 04" E 300.27 feet**, along the southerly line of Smithville-Western Road and passing into the northeast quarter at a distance of 132.77 feet, to a capped pin marked "Mannik/Smith" found on the westerly line of Friendsville Road.

The following FIVE courses (courses 4 through 8) follow the westerly line of Friendsville Road.

- 4) **S 28° 16' 31" E 90.91 feet** to a capped pin marked "Mannik/Smith" found.
- 5) **S 37° 53' 33" E 71.59 feet** to a capped pin marked "Mannik/Smith" found.
- 6) **S 13° 49' 47" E 400.08 feet** to a capped pin marked "Mannik/Smith" found.

- 7) S 37° 06' 24" E 36.93 feet to a capped pin marked "Mannik/Smith" found.
- 8) S 13° 07' 29" E 1011.71 feet to a capped pin found at the northeast corner of Lot 10081 of the Richard Plat No.1 as recorded in plat volume 33, page 366.
- 9) S 89° 54' 41" W 658.67 feet, along the north line of Lot 10081 and passing into the northwest quarter at a distance of 590.60 feet, to a capped pin found.
- 10) N 13° 05' 12" W 474.76 feet, along the easterly line of Lot 7958 of Hunters Chase Condominium Phase II as recorded in plat volume 22, page 282, to a capped pin marked "Rudolph 6449" found at the southeast corner of said Grace Brethren Church of Wooster.
- 11) N 13° 07' 10" W 1125.50 feet, along the east line of Grace Brethren Church of Wooster, to the **Point of Beginning.**

**This parcel contains 23.031 acres;** of which 14.415 acres lie in the northeast quarter and 8.616 acres lie in the northwest quarter of Section 21.

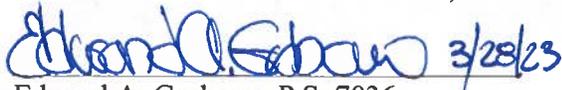
**Prior Instrument: official record volume 950, page 259, official record volume 336, page 1257 and official record volume 824, page 1252.**

**Permanent Parcel #: part of 73-00011.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in March 2023, 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 440.

All bearings are related and common with record survey WW-189.

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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Boundary Description  
119.915 Acres

Situated in the State of Ohio, County of Wayne, **City of Wooster** in the **northeast quarter of Section 21, T-16N, R-13W.**

Being part of the land described in deeds to **Peter J. Short** recorded in official record volume 950, page 259, **James M. Richard, Dale D. Richard and Sally J. Schreck** recorded in official record volume 336, page 1257 and official record volume 824, page 1252 of the Wayne County records.

Described as follows:

**Beginning** at a stone monument found marking the southeast corner of the northeast quarter of Section 21 – witnessed by a capped reference pin found N 78° 04' 43" E 0.47 feet.

Thence with the following SIXTEEN courses:

- 1) **S 89° 55' 30" W 1701.94 feet**, along the south line of the quarter section, to a point on the east line of City of Wooster as described in official record volume 741, page 359 and being the east line of Friendsville Road – witnessed by a capped pin marked "Mannik/ Smith" found S 00° 13' 34" W 0.21 feet.
- 2) **Northwesterly**, along the east line of City of Wooster and the east line of Friendsville Road, with the arc of a curve concave to the southwest, a distance of 92.07 feet to a capped pin marked "Mannik/Smith" found.

The aforementioned curve has the following properties;

Central Angle = 03° 33' 32"

Radius = 1482.39 feet

Chord Bearing = N 11° 14' 51" W

Chord Distance = 92.06 feet

- 3) **N 13° 01' 37" W 297.42 feet**, along the east line of City of Wooster and the east line of Friendsville Road, to a capped pin marked "Mannik/Smith" found.
- 4) **N 18° 43' 03" W 46.68 feet**, along the east line of City of Wooster and the east line of Friendsville Road, to a capped pin marked "Mannik/Smith" found.

The following SEVEN courses (courses 5 through 11) follow the easterly line of Friendsville Road.

- 5) **N 13° 07' 07" W 1728.33 feet** to a capped pin marked "Mannik/Smith" found.
- 6) **N 13° 05' 33" W 30.00 feet** to a capped pin marked "Mannik/Smith" found.
- 7) **N 76° 53' 17" E 9.00 feet** to a capped pin marked "Mannik/Smith" found.

- 8) N 12° 56' 27" W 20.00 feet to a capped pin marked "Mannik/Smith" found.
- 9) S 76° 49' 22" W 9.09 feet to a capped pin marked "Mannik/Smith" found.
- 10) N 13° 07' 11" W 395.13 feet to a capped pin marked "Mannik/Smith" found.
- 11) N 43° 16' 23" E 40.96 feet to a capped pin marked "Mannik/Smith" found.
- 12) N 81° 01' 58" E 253.20 feet, along the southerly line of Smithville-Western Road (County Road 86), to a capped pin marked "Mannik/Smith" found.
- 13) S 89° 52' 55" E 200.00 feet, along the southerly line of Smithville-Western Road, to a capped pin marked "Mannik/Smith" found.
- 14) N 80° 40' 36" E 61.58 feet, along the southerly line of Smithville-Western Road, to a capped pin marked "Mannik/Smith" found.
- 15) S 89° 52' 37" E 1741.86 feet, along the southerly line of Smithville-Western Road, to a point on the east line of the quarter section – witnessed by a capped pin marked "Mannik/Smith" found S 89° 52' 37" E 0.26 feet and a 5/8 inch diameter steel reference pin found S 00° 19' 00" E 13.87 feet.
- 16) S 00° 19' 00" E 2613.92 feet, along the east line of the quarter section, to the **Point of Beginning**.

**This parcel contains 119.915 acres.**

**Prior Instrument: official record volume 950, page 259, official record volume 336, page 1257 and official record volume 824, page 1252.**

**Permanent Parcel #: part of 73-00011.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in March 2023, 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 448. All bearings are related and common with record survey WW-189.

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.

 3/28/23  
Edward A. Gasbarre, P.S. 7036

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