

**BOUNDARY DESCRIPTION**  
**16.518 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northeast quarter of Section 17, T-14N, R-13W.**

Being part of the land described in a deed to **Gary L. and Verna G. Mast** recorded in official record volume 944, page 1286 of the Wayne County records.

Described as follows:

**Commencing** at a one inch diameter steel pipe found in Clark Road (County Road 204) marking the northwest corner of the northeast quarter of Section 17 – witnessed by a capped reference pin found S 01° 47' 58" E 30.00 feet.

Thence S 88° 26' 49" E 40.07 feet, along the north line of the quarter section and in Clark Road, to the northeast corner of Patrick A. and Julie A. Miller, Trustees as described in official record volume 944, page 2053 and official record volume 947, page 3487 – witnessed by a capped reference pin set S 01° 47' 58" E 27.86 feet.

Thence S 01° 47' 58" E 960.00 feet, along an easterly line of Miller, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following SIX courses:

- 1) **S 88° 26' 49" E 643.24 feet** to a capped pin set on the west line of Timothy W. and Betty G. Yutzy as described in official record volume 944, page 1275.
- 2) **S 01° 37' 34" E 1293.95 feet**, along the west line of Yutzy, to a capped pin found.
- 3) **N 87° 53' 14" W 512.38 feet**, along a northerly line of said Miller, Trustees, to a capped pin set.
- 4) **N 02° 33' 44" W 885.96 feet**, along an easterly line of Miller, to a capped pin set.
- 5) **N 89° 48' 50" W 115.32 feet**, along a northerly line of Miller, to a capped pin set.
- 6) **N 01° 47' 58" W 406.73 feet**, along an easterly line of Miller, to the **Point of Beginning**.

**This parcel contains 16.518 acres** and has no frontage on any public way.

**Prior Instrument: official record volume 944 page 1286.**

**Permanent Parcel #: part of 30-00576.002.**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 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 493

All bearings are related and common with record survey XX-278.

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 4/18/23

Edward A. Gasbarre, P.S. 7036

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**BOUNDARY DESCRIPTION**  
**14.184 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northeast quarter of Section 17, T-14N, R-13W.**

Being part of the land described in a deed to **Gary L. and Verna G. Mast** recorded in official record volume 944, page 1286 of the Wayne County records.

Described as follows:

**Commencing** at a one inch diameter steel pipe found in Clark Road (County Road 204) marking the northwest corner of the northeast quarter of Section 17 – witnessed by a capped reference pin found S 01° 47' 58" E 30.00 feet.

Thence S 88° 26' 49" E 40.07 feet, along the north line of the quarter section and in Clark Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 01° 47' 58" E 27.86 feet.

Thence with the following **FOUR** courses:

- 1) **S 88° 26' 49" E 646.15 feet**, along the north line of the quarter section and in Clark Road, to the northwest corner of Timothy W. and Betty G. Yutzy as described in official record volume 944, page 1275 – witnessed by a capped reference pin found S 01° 37' 34" E 19.92 feet.
- 2) **S 01° 37' 34" E 959.84 feet**, along the west line of Yutzy, to a capped pin set.
- 3) **N 88° 26' 49" W 643.24 feet** to a capped pin set on an easterly line of Patrick A. and Julie A. Miller, Trustees as described in official recorded volume 944, page 2053 and official record volume 947, page 3487.
- 4) **N 01° 47' 58" W 960.00 feet**, along an easterly line of Miller, to the **Point of Beginning**.

**This parcel contains 14.184 acres** and is subject to the Access Easements described in official record volume 944, page 1286.

**Prior Instrument: official record volume 944 page 1286.**

**Permanent Parcel #: part of 30-00576.002.**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 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 493

All bearings are related and common with record survey XX-278.

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 4/18/23

Edward A. Gasbarre, P.S. 7036

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### 30 Feet Wide Access Easement Description

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northeast quarter of Section 17, T-14N, R-13W.**

Being part of the land described in a deed to **Gary L. and Verna G. Mast** recorded in official record volume 944, page 1286 of the Wayne County records.

Being a strip of land lying between parallel lines located 30 feet westerly (right) of the following described east line along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

**Commencing** at a one inch diameter steel pipe found in Clark Road (County Road 204) marking the northwest corner of the northeast quarter of Section 17 – witnessed by a capped reference pin found S 01° 47' 58" E 30.00 feet.

Thence S 88° 26' 49" E 686.22 feet, along the north line of the quarter section and in Clark Road, to the **Point of Beginning** for the easement herein described – witnessed by a capped reference pin found S 01° 37' 34" E 19.92 feet.

Thence with the following course:

**S 01° 37' 34" E 959.84 feet**, along the west line of Timothy W. and Betty G. Yutzy as described in official record 944, page 1275, to a capped pin set at the northeast corner of a 16.518 acre parcel and there **Terminate**.

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in April 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 493

All bearings are related and common with record survey XX-278.

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.

 4/18/23

Edward A. Gasbarre, P.S. 7036

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