

BOUNDARY DESCRIPTION

2.537 Acres

Situated in the State of Ohio, County of Wayne, Township of Wooster in the southwest quarter of Section 1, T-15N, R-13W.

Being part of the land described in a deed to Arthur A. and Beverly G. Smith, Trustees of the Arthur A. Smith Revocable Living Trust, dated March 16, 2017 and the Beverly G. Smith Revocable Living Trust, Dated March 16, 2017 recorded in official record volume 851 page 900 of the Wayne County records.

Described as follows:

Commencing at a capped pin marked "Deibel" found marking the center of Section 1.

Thence S 00° 51' 31" W 408.14 feet, along the east line of the quarter section, to a point.

Thence N 89° 08' 29" W 299.27 feet to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) S 00°20'59" E 332.00 feet to a capped pin set.
- 2) S 87° 12' 42" W 333.16 feet to a capped pin set.
- 3) N 00° 20' 59" W 332.00 feet, parallel with the east line, to a capped pin set.
- 4) N 87° 12' 42" E 333.16 feet, parallel with the south line, to the **Point of Beginning**.

This parcel contains 2.537 acres and has no frontage on any public way.

This parcel is benefited by the access easement described in official record volume ____, page ____.

Prior Instrument: official record volume 851 page 900.

Permanent Parcel #: part of 56-01314.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June of 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 514

All bearings are related and based on an assumed meridian.

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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ACCESS EASEMENT DESCRIPTION

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **southwest and northwest quarters of Section 1, T-15N, R-13W.**

Being part of the land described in a deed to **Arthur A. and Beverly G. Smith, Trustees of the Arthur A. Smith Revocable Living Trust, dated March 16, 2017 and the Beverly G. Smith Revocable Living Trust, Dated March 16, 2017** recorded in official record volume 851 page 900 of the Wayne County records.

Being a 30 feet wide strip of land lying between parallel lines located 15 feet on each side of the following described centerline along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

Commencing at a capped pin marked "Deibel" found marking the center of Section 1.

Thence S 00° 51' 31" W 408.14 feet, along the east line of the quarter section, to a point.

Thence N 89° 08' 29" W 299.27 feet to a capped pin set at the northeast corner of a 2.537 acre parcel.

Thence S 87° 12' 42" W 65.36 feet, along the north line of the 2.537 acre parcel, to the **Point of Beginning** for the easement herein described – witnessed by a capped reference pin set on the westerly line of the easement that bears S 87° 12' 42" W 15.88 feet.

Thence with the following NINE courses;

- 1) **N 21° 54' 17" W 237.75 feet** to a point of curvature - witnessed by a capped reference pin set on the westerly line of the easement that bears S 68° 05' 43" W 15.00 feet.
- 2) **Northwesterly**, along the arc of a curve to the left, a distance of 48.15 feet to a point of tangency.

The aforementioned curve has the following properties:

Central Angle = 38° 01' 16"

Radius = 72.56 feet

Chord Bearing = N 40° 54' 55" W

Chord Distance = 47.27 feet

The following SEVEN courses (courses 3 through 9) follow the center line of an existing driveway.

- 3) **N 59° 55' 33" W 122.72 feet** to a point of curvature.
- 4) **Northwesterly**, along the arc of a curve to the right, a distance of 96.47 feet to a point of tangency.

The aforementioned curve has the following properties:

Central Angle = 36° 48' 27"

Radius = 150.18 feet

Chord Bearing = N 41° 31' 20" W

Chord Distance = 94.82 feet

5) **N 23° 07' 06" W 33.87 feet**, passing into the northwest quarter at a distance of 23.55 feet, to a point of curvature.

6) **Northwesterly**, along the arc of a curve to the left, a distance of 43.32 feet to a point of tangency.

The aforementioned curve has the following properties:

Central Angle = 40° 01' 51"

Radius = 62.00 feet

Chord Bearing = N 43° 08' 02" W

Chord Distance = 42.44 feet

7) **N 63° 08' 58" W 17.56 feet** to a point of curvature.

8) **Northwesterly**, along the arc of a curve to the right, a distance of 23.39 feet to a point of tangency.

The aforementioned curve has the following properties:

Central Angle = 26° 48' 06"

Radius = 50.00 feet

Chord Bearing = N 49° 44' 55" W

Chord Distance = 23.18 feet

9) **N 36° 20' 52" W 17.62 feet** to a point in Canal Road (County Road 19) on the easterly line of Stream Side Properties LLC as described in official record volume 694, page 887 and there **Terminate**.

Prior Instrument: official record volume 851 page 900.

Permanent Parcel #: part of 56-01314.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June of 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 514.

All bearings are related and based on an assumed meridian.

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.

 6/16/23

Edward A. Gasbarre, P.S. 7036

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