

BOUNDARY DESCRIPTION
0.759 Acres

Situated in the State of Ohio, County of Wayne, **Township of Chester** in the **northwest quarter of Section 12, T-20N, R-14W.**

Being part of the land described in a deed to **Michael A. & Leanne M. Buchholz** recorded in official record volume 893 page 2732 of the Wayne County records.

Described as follows:

Commencing at a railroad spike found in Crater Road (Township Road 269) marking the center of Section 12.

Thence N 88° 00' 00" W 907.58 feet, along the south line of the quarter section and in Crater Road, to a 5/8 inch diameter steel pin found at the northeast corner of Gary R. and Susan M. Friend as described in deed volume 627, page 147, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 02° 27' 45" W 32.65 feet.

Thence with the following FIVE courses:

- 1) **N 88° 00' 00" W 478.19 feet**, along the south line of the quarter section, to a 5/8 inch diameter steel pin found on the east line of Paul P. Jr. and Beth Kobe as described in official record volume 703, page 2345.
- 2) **N 02° 10' 36" E 108.51 feet**, along the east line of Kobe, to a point in Crater Road – witnessed by a capped reference pin set N 02° 10' 36" E 18.97 feet and a 3/4 inch diameter steel reference pin found S 02° 10' 36" E 38.61 feet.
- 3) **Easterly**, in Crater Road and along the arc of curve concave to the south, a distance of 175.51 feet to a magspike set at a point of tangency.

The aforementioned curve has the following properties:

Central Angle = 56° 16' 04"

Radius = 178.71 feet

Chord Bearing = S 88° 24' 34" E

Chord distance = 168.54 feet

- 4) **S 60° 16' 32" E 135.29 feet**, in Crater Road, to a magspike set at a point of curvature.

- 5) **Southeasterly**, in Crater Road and with the arc of a curve to the left, a distance of 197.16 feet to the **Point of Beginning**.

The aforementioned curve has the following properties:

Central Angle = $27^{\circ} 43' 28''$

Radius = 407.46 feet

Chord Bearing = S $74^{\circ} 08' 16''$ E

Chord distance = 195.25 feet

This parcel contains 0.759 acres.

Prior Instrument: official record volume 893 page 2732.

Permanent Parcel #: part of 10-00326.000

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 XY, page 547.

All bearings are related and based on the south line of the quarter section according to record survey FF-395.

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.

 6/28/23

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
4.209 Acres

Situated in the State of Ohio, County of Wayne, **Township of Chester** in the **northwest and southwest quarters of Section 12, T-20N, R-14W.**

Being all of the land described in deeds to **Gary R. and Susan M. Friend** recorded in deed volume 627, page 147 and official record volume ____ page ____ of the Wayne County records.

Described as follows:

Commencing at a railroad spike found in Crater Road (Township Road 269) marking the center of Section 12.

Thence N 88° 00' 00" W 907.58 feet, along the south line of the quarter section and in Crater Road, to a 5/8 inch diameter steel pin found at the northeast corner of Gary R. and Susan M. Friend as described in deed volume 627, page 147, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 02° 27' 45" W 32.65 feet.

Thence with the following SEVEN courses:

- 1) **S 02° 27' 45" W 313.01 feet**, into the southwest quarter and along the west line of Brian C. Brauneck and Kelly R. Dillon as described in official record volume 953, page 2845, to a 5/8 inch diameter steel pin found at the southeast corner of said Friend.
- 2) **N 88° 27' 25" W 476.25 feet**, along the south line of Friend, to a capped pin set at the southwest corner thereof – witnessed by a 3/4 inch diameter crimped steel pipe found N 02° 06' 14" E 2.85 feet.
- 3) **N 02° 06' 14" E 316.80 feet**, along the east line of Paul P. Jr. and Beth Kobe as described in official record volume 703, page 2345, to a 5/8 inch diameter steel pin found on the north line of the quarter section.
- 4) **N 02° 10' 36" E 108.51 feet**, into the northwest quarter and along the east line of Kobe, to a point in Crater Road – witnessed by a capped reference pin set N 02° 10' 36" E 18.97 feet and a 3/4 inch diameter steel reference pin found S 02° 10' 36" E 38.61 feet.
- 5) **Easterly**, in Crater Road and along the arc of curve concave to the south, a distance of 175.51 feet to a magspike set at a point of tangency.

The aforementioned curve has the following properties:

Central Angle = 56° 16' 04"

Radius = 178.71 feet

Chord Bearing = S 88° 24' 34" E

Chord distance = 168.54 feet

- 6) **S 60° 16' 32" E 135.29 feet**, in Crater Road, to a magspike set at a point of curvature.
- 7) **Southeasterly**, in Crater Road and along the arc of a curve to the left, a distance of 197.16 feet to the **Point of Beginning**.

The aforementioned curve has the following properties:

Central Angle = 27° 43' 28"

Radius = 407.46 feet

Chord Bearing = S 74° 08' 16" E

Chord distance = 195.25 feet

This parcel contains 4.209 acres.

Prior Instrument: deed volume 627, page 147 and official record volume 14 page 547

Permanent Parcel #: 10-00557.001

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

All bearings are related and based on the south line of the quarter section according to record survey FF-395.

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.

 6/28/23

Edward A. Gasbarre, P.S. 7036