

BOUNDARY DESCRIPTION

5.233 Acres

Situated in the State of Ohio, County of Wayne, Township of Plain in the northeast quarter of Section 23, T-19N, R-14W.

Being all of the land described in deeds to Douglas A. and Debbie L. Snell recorded in official record volume 207, page 478 and official record volume 928, page 2228 of the Wayne County records.

Described as follows:

Beginning at a one inch diameter steel pin found in Jefferson Road (County Road 157) marking the northwest corner of the northeast quarter of Section 23 – witnessed by a capped reference pin set S 89° 01' 15" E 29.18 feet

Thence with the following FOUR courses:

- 1) S 89° 01' 15" E 653.90 feet, along the north line of the quarter section, to a 3/4 inch diameter steel pin found at the northwest corner of Lester D. Kidney as described in official record volume 598, page 2013 and official record volume 829, page 1625.
- 2) S 01° 32' 02" W 348.37 feet, along the west line of Kidney, to a one inch diameter crimped steel pipe found at the northeast corner of Jonathan S. & Cynthia H. Davisson as described in official record volume 904, page 1333.
- 3) N 89° 04' 41" W 653.70 feet, along the north line of Davisson, to a point on the west line of the quarter section and in Jefferson Road – witnessed by a 5/8 inch diameter steel reference pin found S 89° 04' 41" E 39.82 feet.
- 4) N 01° 30' 00" E 349.02 feet, along the west line of the quarter section and in Jefferson Road, to the Point of Beginning.

This parcel contains 5.233 acres.

Prior Instrument: official record volume 207 page 478 and official record volume 928 page 2228.
Permanent Parcel #: all of 43-00334.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 2024, 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 747

All bearings are related and based on the west line of the quarter section according to record survey Y-210.
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 3/14/24

Edward A. Gasbarre, P.S. 7036

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Snell Closure Reoprt 223163

Lot Closure Report - Lot : Parcel

file- H:\ADAT4\AJOB5\2K23\Job163\223163.msj\lc_Parcel.txt
 Thursday, March 14, 2024, 6:30:20a.m.

Starting location (North, East) = (3699.550, 5190.594)

(In the table below, the Length of Curves refers to the chord length,
 and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S89°01'15"E	653.900	No	3688.375	5844.398
2	Line	S01°32'02"W	348.370	No	3340.130	5835.073
3	Line	N89°04'41"W	653.700	No	3350.648	5181.458
4	Line	N01°30'00"E	349.020	No	3699.549	5190.594

Ending location (North, East) = (3699.549, 5190.594)

Total Distance : 2004.990
 Total Traverse Stations : 5
 Misclosure Distance : < 0.001000
 Error of Closure : 1:INFINITY
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 227965.891 sq. ft.
 = 5.233377 Acres
