

BOUNDARY DESCRIPTION  
10.099 Acres

Situated in the State of Ohio, County of Wayne, **Township of Chester** in the **southeast quarter of Section 36, T-22N, R-15W.**

Being part of the land described in deeds to **Randal L. Odenkirk** recorded in deed volume 638, page 182 and official record volume 290, page 728 of the Wayne County records.

Described as follows:

**Commencing** at a capped pin set marking the southeast corner of Section 36.

Thence S 89° 25' 55" W 565.28 feet, along the south line of the quarter section and the line between Chester Township and Plain Township, to a railroad spike found in Reedsburg Road (Township Road 85) at the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 89° 25' 55" W 25.48 feet

Thence with the following FOUR courses:

- 1) **S 89° 25' 55" W 827.85 feet**, along the south line of the quarter section, to a point in a stream at the southeast corner of a 19.360 acre tract described in a deed to Kyle D. Wharton recorded in official record volume 926, page 445 – witnessed by a capped reference pin set S 89° 25' 55" W 53.07 feet.
- 2) **N 01° 04' 29" E 1040.66 feet**, along the east line of said tract, to a point in Reedsburg Road at the northeast corner thereof – witnessed by a capped reference pin set S 01° 04' 29" W 99.51 feet.
- 3) **S 48° 54' 18" E 75.58 feet**, in Reedsburg Road and along the south line of Frances R. and James D. Milligan as described in official record volume 593, page 1338, to a railroad spike found at a westerly corner of Erin and Matthew Siders as described in official record volume 892, page 1840.
- 4) **S 37° 24' 11" E 1236.92 feet**, along a southerly line of Siders and the extension thereof, to the **Point of Beginning.**

**This parcel contains 10.099 acres.**

Prior Instrument: deed volume 638, page 182 and official record volume 290, page 728.

Permanent Parcel #: part of 10-01070.002

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March of 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 752.

All bearings are related and common with record survey WW-995.

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**  
**29.459 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Chester** in the **southeast quarter of Section 36, T-22N, R-15W.**

Being all of the land described in deeds to **Kyle D. Wharton** recorded in official record volume 926, page 445 and official record volume \_\_\_\_\_, page \_\_\_\_\_ of the Wayne County records.

Described as follows:

**Commencing** at a capped pin set marking the southeast corner of Section 36.

Thence S 89° 25' 55" W 565.28 feet, along the south line of the quarter section and the line between Chester Township and Plain Township, to a railroad spike found in Reedsburg Road (Township Road 85) at the **Point of Beginning** for the parcel herein described – witnessed by capped reference pins set N 89° 25' 55" E 40.27 feet and S 89° 25' 55" W 25.48 feet.

Thence with the following SIX courses:

- 1) **S 89° 25' 55" W 1414.66 feet**, along the south line of the quarter section and the township line, to a capped pin set at the southwest corner of a 19.360 acre tract described in a deed to Kyle D. Wharton recorded in official record volume 926, page 445.
- 2) **N 00° 34' 05" W 1095.72 feet**, along the west line of the 19.360 acre tract, to a capped pin set.
- 3) **N 05° 55' 58" E 664.36 feet**, along the west line of said tract, to a point in Reedsburg Road on the southerly line of Chad R. and Erin R. Lucci as described in official record volume 849, page 2130 – witnessed by a capped reference pin set S 05° 55' 58" W 58.44 feet.
- 4) **S 36° 51' 59" E 837.45 feet**, in Reedsburg Road, along the southerly line of Lucci and the extension thereof, to a 5/8 inch diameter steel pin found on a southerly line of Frances R. and James D. Milligan as described in official record volume 593, page 1338.
- 5) **S 48° 54' 18" E 136.71 feet**, in Reedsburg Road and along a southerly line of Milligan, to a railroad spike found at a southwesterly corner of Erin and Matthew Siders as described in official record volume 892, page 1840.
- 6) **S 37° 24' 11" E 1236.92 feet**, along a southerly line of Siders and the extension thereof, to the **Point of Beginning.**

**This parcel contains 29.459 acres.**

Prior Instrument: official record volume 926, page 445 and official record volume \_\_\_\_\_, page \_\_\_\_\_.

Permanent Parcel #: all of 10-01070.006

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March of 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 752

All bearings are related and common with record survey WW-995.

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.

 3/28/24

Edward A. Gasbarre, P.S. 7036

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**BOUNDARY DESCRIPTION**  
**33.381 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Chester** in the **southeast quarter of Section 36, T-22N, R-15W.**

Being part of the land described in a deed to **Randal L. Odenkirk** recorded in deed volume 368, page 182 and official record volume 290, page 728 of the Wayne County records.

Described as follows:

**Beginning** at a capped pin set marking the southeast corner of Section 36.

Thence with the following NINE courses:

- 1) **S 89° 25' 55" W 565.28 feet**, along the south line of the quarter section and the line between Chester Township and Plain Township, to a railroad spike found in Reedsburg Road (Township Road 85) – witnessed by capped reference pins set N 89° 25' 55" E 40.27 feet and S 89° 25' 55" W 25.48 feet.
- 2) **N 37° 24' 11" W 432.81 feet**, in Reedsburg Road, to the southerly corner of Robert W. and Tera D. Martin as described in official record volume 509, page 2074 – witnessed by a capped reference pin marked "SJL" found N 52° 34' 22" E 29.94 feet.
- 3) **N 52° 34' 22" E 523.67 feet**, along the southeasterly line of Martin, to a capped pin marked "SJL" found at the easterly corner thereof.
- 4) **N 37° 24' 05" W 590.84 feet**, along the northeasterly line of Martin and the extension thereof, to a capped pin marked "Rudolph 6449" found at the northerly corner of Jason and Traci Knuth as described in official record volume 890, page 4902.
- 5) **S 52° 35' 25" W 523.69 feet**, along the northwesterly line of Knuth, to a point in Reedsburg Road – witnessed by a capped reference pin marked "Rudolph" found N 52° 35' 25" E 29.94 feet.
- 6) **N 37° 24' 11" W 163.38 feet**, in Reedsburg Road, to a 5/8 inch diameter steel pin found at a southeasterly corner of Erin and Matthew Siders as described in official record volume 892, page 1840 – witnessed by a 5/8 inch diameter steel reference pin found N 07° 14' 48" E 42.71 feet.
- 7) **N 07° 14' 48" E 731.04 feet**, along an easterly line of Siders, to a capped pin marked "Cunningham" found at the southwest corner of Kyle and Rachel B. Mendenhall as described in official record volume 919, page 3802.

- 8) N 89° 23' 27" E 1176.30 feet, along the south line of Mendenhall, to a 5/8 inch diameter steel pin found on the east line of the quarter section.
- 9) S 00° 36' 47" E 1675.28 feet, along the east line of the quarter section, to the **Point of Beginning**.

**This parcel contains 33.381 acres** and is subject to the access easement described in official record volume 919, page 3802.

**Prior Instrument: deed volume 638, page 182 and official record volume 290, page 728.**

**Permanent Parcel #: all of 10-01070.002**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March of 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 752

All bearings are related and common with record survey WW-995.

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.

 3/29/24

Edward A. Gasbarre, P.S. 7036

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Odenkirk Closure Report 224009

Lot Closure Report - Lot : 33.381 AC

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 Thursday, March 28, 2024, 10:17:48a.m.

Starting location (North, East) = ( 418691.326, 2081344.791 )

(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°25'55"W | 565.280  | No    | 418685.722   | 2080779.539 |
| 2   | Line    | N37°24'11"W | 432.810  | No    | 419029.538   | 2080516.642 |
| 3   | Line    | N52°34'22"E | 523.660  | No    | 419347.794   | 2080932.494 |
| 4   | Line    | N37°24'05"W | 590.840  | No    | 419817.157   | 2080573.621 |
| 5   | Line    | S52°35'25"W | 523.690  | No    | 419499.010   | 2080157.648 |
| 6   | Line    | N37°24'11"W | 163.380  | No    | 419628.796   | 2080058.408 |
| 7   | Line    | N07°14'48"E | 731.040  | No    | 420353.997   | 2080150.622 |
| 8   | Line    | N89°23'27"E | 1176.300 | No    | 420366.503   | 2081326.856 |
| 9   | Line    | S00°36'47"E | 1675.280 | No    | 418691.319   | 2081344.780 |

Ending location (North, East) = ( 418691.319, 2081344.780 )

Total Distance : 6382.280  
 Total Traverse Stations : 10  
 Misclosure Direction : N56°52'31"E (from ending location to starting location)  
 Misclosure Distance : 0.013  
 Error of Closure : 1:508647.0  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 1454076.728 sq. ft. (straight segment added to close traverse)  
 = **33.381008 Acres**

Lot Closure Report - Lot : 29.459 AC

| Leg | Segment | Bearing     | Length   | Front | End_Northing | End_Easting |
|-----|---------|-------------|----------|-------|--------------|-------------|
| 1   | Line    | S89°25'55"W | 1414.660 | No    | 418671.696   | 2079364.948 |
| 2   | Line    | N00°34'05"W | 1095.720 | No    | 419767.362   | 2079354.085 |
| 3   | Line    | N05°55'58"E | 664.360  | No    | 420428.164   | 2079422.754 |
| 4   | Line    | S36°51'59"E | 837.450  | No    | 419758.173   | 2079925.183 |
| 5   | Line    | S48°54'18"E | 136.710  | No    | 419668.312   | 2080028.211 |
| 6   | Line    | S37°24'11"E | 1236.920 | No    | 418685.725   | 2080779.539 |

Ending location (North, East) = ( 418685.725, 2080779.539 )

Total Distance : 5385.820  
 Total Traverse Stations : 7  
 Misclosure Direction : S04°10'31"E (from ending location to starting location)  
 Misclosure Distance : 0.004  
 Error of Closure : 1:1496757.7  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 1283215.370 sq. ft. (straight segment added to close traverse)  
 = **29.458571 Acres**

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Lot Closure Report - Lot : 10.099 AC

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Thursday, March 28, 2024, 10:02:20a.m.

Starting location (North, East) = ( 418685.726, 2080779.540 )

(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°25'55"W | 827.850  | No    | 418677.518   | 2079951.730 |
| 2   | Line    | N01°04'29"E | 1040.660 | No    | 419717.995   | 2079971.249 |
| 3   | Line    | S48°54'18"E | 75.580   | No    | 419668.316   | 2080028.208 |
| 4   | Line    | S37°24'11"E | 1236.920 | No    | 418685.729   | 2080779.536 |

Ending location (North, East) = ( 418685.729, 2080779.536 )

Total Distance : 3181.010  
Total Traverse Stations : 5  
Misclosure Direction : S55°52'56"E (from ending location to starting location)  
Misclosure Distance : 0.005  
Error of Closure : 1:665619.5  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 439897.838 sq. ft. (straight segment added to close traverse)  
= **10.098665 Acres**

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