

**BOUNDARY DESCRIPTION**  
**2.956 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northeast quarter of Section 33** and the **northwest quarter of Section 34**, T-14, R-13

Being part of the land described in a deed to **Bryan R. Miller and Michelle R. Weaver** recorded in official record volume 952, page 1754 of the Wayne County records.

Described as follows:

**Commencing** at an axle found in Messner Road (Township Road 49) marking the southeast corner of the northeast quarter of Section 33 – witnessed by a capped reference pin set N 00° 10' 38" W 30.00 feet.

Thence N 00° 10' 38" W 1372.99 feet, along the east line of the quarter section, to a point on a southerly line of John D. Yoder and Leona W. Hochstetler as described in official record volume 908, page 1556.

Thence N 72° 25' 44" W 35.29 feet, along the southerly line of Yoder and Hochstetler, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following NINE courses:

- 1) **S 72° 25' 44" E 392.41 feet**, along the southerly line of Yoder and Hochstetler and passing into the northwest quarter of Section 34 at a distance of 35.29 feet, to a capped pin set.
- 2) **S 29° 51' 08" W 180.27 feet**, along a westerly line of Leon V. and Esther J. Miller as described in official record volume 904, page 5758, to a capped pin set.
- 3) **N 87° 46' 08" W 283.77 feet**, along a northerly line of Miller and passing into the northeast quarter of Section 33 at a distance of 250.13 feet, to a capped pin set on a westerly line of Miller.
- 4) **N 00° 10' 38" W 24.37 feet**, along a westerly line of Miller, to a capped pin set.
- 5) **N 74° 49' 04" W 238.06 feet**, along the southerly line of Miller, to a capped pin set.
- 6) **S 44° 27' 27" W 29.23 feet**, along a southerly line of Miller, to a capped pin set.
- 7) **N 50° 30' 27" W 57.64 feet**, along the southerly line of Miller, to a capped pin set.

- 8) N 27° 11' 50" E 223.23 feet to a capped pin set at the southwesterly corner of said John D. Yoder and Leona W. Hochstetler.
- 9) S 79° 00' 14" E 195.52 feet, along a southerly line of Yoder and Hochstetler, to the **Point of Beginning**.

**This parcel contains 2.956 acres;** of which 1.504 acres lie in the northeast quarter of Section 33 and 1.452 acres lie in the northwest quarter of Section 34.

**This parcel has no frontage on any public way.**

**Prior Instrument: official record volume 952, page 1754.**

**Permanent Parcel #: part of 30-01107.003**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 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 ~~108~~.

All bearings are related and common with record survey WW-561.

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.

 12/12/23  
Edward A. Gasbarre, P.S. 7036

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**BOUNDARY DESCRIPTION**  
**28.293 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northeast quarter of Section 33** and the **northwest quarter of Section 34,**

Being all of the land described in deeds to **Leon V. and Esther J. Miller** recorded in official record volume 904, page 5758 and official record volume \_\_\_\_, page \_\_\_\_ of the Wayne County records.

Described as follows:

**Commencing** at an axle found in Messner Road (Township Road 49) marking the southwest corner of the northwest quarter of Section 34 – witnessed by a capped reference pin set N 00° 10' 38" W 30.00 feet.

Thence S 89° 53' 56" E 202.92 feet, along the south line of the quarter section and in Messner Road, to a 5/8 inch diameter steel pin found at the southeast corner of Kevin B. and Gail D. Wright as described in official record volume 346, page 484, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 00° 03' 05" W 30.00 feet.

Thence with the following SIXTEEN courses:

- 1) **N 00° 03' 05" W 431.00 feet**, along the east line of Wright, to a capped pin set.
- 2) **N 89° 53' 56" W 210.36 feet**, along the north line of Wright, the extension thereof and passing into the northeast quarter of Section 33 at a distance of 203.86 feet, to a capped pin set.
- 3) **N 00° 00' 03" E 472.53 feet**, along a westerly line of Leon V. and Esther J. Miller as described in official record volume 904, page 5758, to a capped pin set.
- 4) **S 83° 24' 13" W 11.89 feet**, along a westerly line of Miller, to a capped pin set.
- 5) **N 04° 34' 40" W 218.40 feet**, along a westerly line of Miller, to a capped pin set.
- 6) **N 00° 10' 38" W 24.37 feet**, along a westerly line of Miller, to a capped pin set.
- 7) **N 74° 49' 04" W 238.06 feet**, along a southerly line of Miller, to a capped pin set.
- 8) **S 44° 27' 27" W 29.23 feet**, along a southerly line of Miller, to a capped pin set.
- 9) **N 50° 30' 27" W 57.64 feet**, along a southerly line of Miller, to a capped pin set.
- 10) **N 27° 11' 50" E 223.23 feet**, along a westerly line of Miller, to a capped pin set on a southerly line of John D. Yoder and Leona W. Hochstetler as described in official record volume 908, page 1556.
- 11) **S 79° 00' 14" E 195.52 feet**, along a southerly line of Yoder and Hochstetler, to a capped pin set.

- 12) **S 72° 25' 44" E 1482.82 feet**, along a southerly line of Yoder and Hochstetler, the extension thereof and passing into the northwest quarter of Section 34 at a distance of 35.29 feet, to a capped pin set on the west line of Gregory and Peggy Tieche as described in official record volume 374, page 391.
- 13) **S 00° 41' 50" W 507.46 feet**, along the west line of Tieche, to a 2 inch diameter steel pipe found.
- 14) **N 89° 53' 56" W 792.04 feet**, along the north line of Eric B. and Ruth M. Maibach as described in official record volume 715, page 2143 and the extension thereof, to a capped pin set.
- 15) **S 00° 01' 32" E 431.00 feet**, along the west line of Barbara L. Landers as described in deed volume 518, page 749 and deed volume 481, page 312, to a railroad spike found on the south line of the quarter section and in Messner Road – witnessed by a capped reference pin set N 00° 01' 32" W 30.00 feet.
- 16) **N 89° 53' 56" W 374.80 feet**, along the south line of the quarter section and in Messner Road, to the **Point of Beginning**.

**This parcel contains 28.293 acres;** of which 1.504 acres lie in the northeast quarter of Section 33 and 26.789 acres lie in the northwest quarter of Section 34.

Prior Instrument: official record volume 904, page 5758 and official record volume \_\_\_\_, page \_\_\_\_.

Permanent Parcel #: all of 30-01107.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 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 ~~183~~

All bearings are related and common with record survey WW-561.

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* 12/12/23

Edward A. Gasbarre, P.S. 7036

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- 6) N 47° 30' 38" E 69.89 feet, along a southeasterly line of State of Ohio, to a capped pin set.
- 7) N 51° 26' 49" E 143.03 feet, along a southeasterly line of State of Ohio, to a capped pin set.
- 8) N 56° 51' 26" E 49.97 feet, along a southeasterly line of State of Ohio, to a capped pin set.
- 9) S 16° 25' 15" E 230.65 feet, along a westerly line of the previously mentioned Yoder and Hochstetler, to the **Point of Beginning**.

**This parcel contains 2.655 acres.**

**Prior Instrument: official record volume 952, page 1754.**

**Permanent Parcel #: all of 30-01107.003**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 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 1083

All bearings are related and common with record survey WW-561.

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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# Leon Miller Closure Report 223159

Lot Closure Report - Lot : 28.293 Ac

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Wednesday, November 29, 2023, 1:19:03p.m.

Starting location (North, East) = ( 2414.804, 18339.843 )

(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	N00°00'03"E	472.530	No	2887.334	18339.850
2	Line	S83°24'13"W	11.890	No	2885.968	18328.039
3	Line	N04°34'40"W	218.400	No	3103.671	18310.607
4	Line	N00°10'38"W	24.370	No	3128.041	18310.532
5	Line	N74°49'04"W	238.060	No	3190.386	18080.781
6	Line	S44°27'27"W	29.230	No	3169.523	18060.309
7	Line	N50°30'27"W	57.640	No	3206.181	18015.828
8	Line	N27°11'50"E	223.230	No	3404.730	18117.856
9	Line	S79°00'14"E	195.520	No	3367.436	18309.786
10	Line	S72°25'44"E	1482.820	No	2919.789	19723.422
11	Line	S00°41'50"W	507.460	No	2412.366	19717.247
12	Line	N89°53'56"W	792.040	No	2413.764	18925.208
13	Line	S00°01'32"E	431.000	No	1982.764	18925.401
14	Line	N89°53'56"W	374.800	No	1983.425	18550.601
15	Line	N00°03'05"W	431.000	No	2414.425	18550.215
16	Line	N89°53'56"W	210.360	No	2414.796	18339.855

Ending location (North, East) = ( 2414.796, 18339.855 )

Total Distance : 5700.350  
Total Traverse Stations : 17  
Misclosure Direction : N59°24'10"W (from ending location to starting location)  
Misclosure Distance : 0.014  
Error of Closure : 1:404210.0  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 1232457.861 sq. ft. (straight segment added to close  
traverse)

**= 28.293339 Acres**



Lot Closure Report - Lot : 2.956 Ac  
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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S79°00'14"E	195.520	No	3367.438	18309.793
2	Line	S72°25'44"E	392.410	No	3248.974	18683.894
3	Line	S29°51'08"W	180.270	No	3092.624	18594.162
4	Line	N87°46'08"W	283.770	No	3103.671	18310.607
5	Line	N00°10'38"W	24.370	No	3128.041	18310.532
6	Line	N74°49'04"W	238.060	No	3190.386	18080.781
7	Line	S44°27'27"W	29.230	No	3169.523	18060.309
8	Line	N50°30'27"W	57.640	No	3206.181	18015.828
9	Line	N27°11'50"E	223.230	No	3404.730	18117.856

Ending location (North, East) = ( 3404.730, 18117.856 )

Total Distance : 1624.500  
 Total Traverse Stations : 10  
 Misclosure Direction : N70°26'31"E (from ending location to starting location)  
 Misclosure Distance : 0.007  
 Error of Closure : 1:222577.3  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 128785.255 sq. ft. (straight segment added to close  
 traverse)

**= 2.956503 Acres**

Lot Closure Report - Lot : 2.655 Ac  
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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S27°11'50"W	223.230	No	3206.181	18015.828
2	Line	S37°38'15"W	50.860	No	3165.905	17984.769
3	Line	S71°26'35"W	107.800	No	3131.598	17882.574
4	Line	N69°14'58"W	195.440	No	3200.842	17699.812
5	Curve	N29°26'49"E	300.259	No	3462.311	17847.424
6	Line	N47°30'38"E	69.890	No	3509.519	17898.961
7	Line	N51°26'49"E	143.030	No	3598.661	18010.815
8	Line	N56°51'26"E	49.970	No	3625.981	18052.656
9	Line	S16°25'15"E	230.650	No	3404.739	18117.858

ARC= 302.228, RAD= 763.510, DELTA= 22°40'48"

BC TO\_RAD= S71°53'35"E

RAD TO\_EC= N49°12'47"W

ADD\_ARC\_AREA = 2989.554

Ending location (North, East) = ( 3404.739, 18117.858 )

Total Distance : 1373.098  
 Total Traverse Stations : 10  
 Misclosure Direction : S15°04'57"W (from ending location to starting location)  
 Misclosure Distance : 0.009  
 Error of Closure : 1:152415.6  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 115652.019 sq. ft. (straight segment added to close  
 traverse)

**= 2.655005 Acres**