

BOUNDARY DESCRIPTION
0.153 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northeast quarter of Section 10, T-15N, R-12W.**

Being part of the land described in a deed to **Danny H. Troyer** recorded in official record volume 630, page 806 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Moreland Road (County Road 77) marking the northeast corner of Section 10.

Thence N 87° 30' 00" W 1293.96 feet, along the north line of the quarter section and in Moreland Road, to the northwest corner of Wayne J. and Barbara D. Weaver as described in official record volume 958, page 3216 – witnessed by a capped reference pin set S 02° 41' 25" W 23.77 feet.

Thence S 02° 41' 25" W 387.56 feet, along the west line of Weaver and the extension thereof, to a capped pin found at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) **S 02° 41' 25" W 222.33 feet**, along a westerly line of said Weaver as described in official record volume 762, page 1286, to a capped pin found.
- 2) **N 87° 28' 07" W 30.00 feet**, along a northerly line of Weaver, to a capped pin set.
- 3) **N 02° 41' 25" E 222.24 feet** to a capped in set on a south line of Ivan A. and Esther H. Miller a described in official record volume 630, page 808.
- 4) **S 87° 38' 12" E 30.00 feet**, along the south line of Miller, to the **Point of Beginning.**

This parcel contains 0.153 acres and has no frontage on any public way.

The grantors herein reserve for themselves, heirs, successors and assigns and easemane for the operation, maintenance, repair and replacement of the drain line located on the above described parcel.

This parcel is subject to the drain line easement described in official record volume _____, page _____.

Prior Instrument: official record volume 630, page 806.

Permanent Parcel #: part of 45-00460.001

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 76

All bearings are related and common with record survey TT-934.

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.

 3/26/24
Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
1.248 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northeast quarter of Section 10, T-15N, R-12W.**

Being part of the land described in a deed to **Wayne J. and Barbara D. Weaver** recorded in official record volume 762, page 1286 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Moreland Road (County Road 77) marking the northeast corner of Section 10.

Thence N 87° 30' 00" W 1293.96 feet, along the north line of the quarter section and in Moreland Road, to the northwest corner of Wayne J. and Barbara D. Weaver as described in official record volume 958, page 3216 – witnessed by a capped reference pin set S 02° 41' 25" W 23.77 feet.

Thence S 02° 41' 25" W 609.89 feet, along the west line of Weaver and the extension thereof, to a capped pin found at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) **S 02° 41' 25" W 138.24 feet** to a capped pin set.
- 2) **N 87° 28' 07" W 393.29 feet** to a capped pin set on the east line of Tobias and Amanda Petersheim as described in official record volume 956, page 3367.
- 3) **N 02° 47' 10" E 138.24 feet**, along the east line of Petersheim, to a 5/8 inch diameter steel pin found at the southwest corner of Danny H. Troyer as described in official record volume 630, page 806.
- 4) **S 87° 28' 07" E 393.06 feet**, along the south line of Troyer, to the **Point of Beginning.**

This parcel contains 1.248 acres and has no frontage on any public way.

Prior Instrument: official record volume 762, page 1286.

Permanent Parcel #: part of 45-00445.000

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 76

All bearings are related and common with record survey TT-934.

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.

 3/26/24
Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
4.628 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northeast quarter of Section 10, T-15N, R-12W.**

Being all of the land described in deeds to **Ivan A. and Esther H. Miller** recorded in official record volume 630, page 808, official record volume ____, page ____ and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Moreland Road (County Road 77) marking the northeast corner of Section 10.

Thence N 87° 30' 00" W 1293.96 feet, along the north line of the quarter section and in Moreland Road, to the northwest corner of Wayne J. and Barbara D. Weaver as described in official record volume 958, page 3216, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 02° 41' 25" W 23.77 feet.

Thence with the following EIGHT courses:

- 1) **S 02° 41' 25" W 748.13 feet**, along the west line of Weaver and the extension thereof, to a capped pin set.
- 2) **N 87° 28' 07" W 393.29 feet** to a capped pin set on the east line of Tobias and Amanda Petersheim as described in official record volume 956, page 3367.
- 3) **N 02° 47' 10" E 138.24 feet**, along the east line of Petersheim, to a 5/8 inch diameter steel pin found at the southwest corner of Danny H. Troyer as described in official record volume 630, page 806.
- 4) **S 87° 28' 07" E 363.06 feet**, along the south line of Troyer, to a capped pin set.
- 5) **N 02° 41' 25" E 222.24 feet** to a capped pin set on a northerly line of Troyer.
- 6) **N 87° 38' 12" W 332.69 feet**, along the northerly line of Troyer, to a capped pin found.
- 7) **N 02° 47' 10" E 388.43 feet**, along an east line of Troyer, to a point on the north line of the quarter section and in Moreland Road – witnessed by a capped reference pin found S 02° 47' 10" W 30.00 feet.

8) **S 87° 30' 00" E 362.04 feet**, along the north line of the quarter section and in Moreland Road, to the **Point of Beginning**.

This parcel contains 4.628 acres and is subject to the drain line easement described in official record volume ____, page ____.

Prior Instrument: official record volume 630, page 808, official record volume ____, page ____ and official record volume ____, page ____.

Permanent Parcel #: all of 45-00460.000

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 ~~761~~

All bearings are related and common with record survey TT-934.

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.

 3/26/24

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
2.115 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northeast quarter of Section 10, T-15N, R-12W.**

Being part of the land described in a deed to **Danny H. Troyer** recorded in official record volume 630, page 806 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Moreland Road (County Road 77) marking the northeast corner of Section 10.

Thence N 87° 30' 00" W 1656.00 feet, along the north line of the quarter section and in Moreland Road, to the northwest corner of Ivan A. and Esther H. Miller as described in official record volume 630, page 808, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found S 02° 47' 10" W 30.00 feet.

Thence with the following SIX courses:

- 1) **S 02° 47' 10" W 388.43 feet**, along the west line of Miller, to a capped pin found.
- 2) **S 87° 38' 12" E 332.69 feet**, along the south line of Miller, to a capped pin set.
- 3) **S 02° 41' 25" W 222.24 feet** to a capped in set on a northerly line of Wayne J. and Barbara D. Weaver as described in official record volume 762, page 1286.
- 4) **N 87° 28' 07" W 363.06 feet**, along a northerly line of Weaver, to a 5/8 inch diameter steel pin found on the east line of Tobias and Amanda Petersheim as described in official record volume 956, page 3367.
- 5) **N 02° 47' 10" E 609.68 feet**, along the east line of Petersheim, to a railroad spike found on the north line of the quarter section and in Moreland Road – witnessed by a 5/8 inch diameter steel reference pin found S 02° 47' 10" W 27.71 feet.
- 6) **S 87° 30' 00" E 30.00 feet**, along the north line of the quarter section and in Moreland Road, to the **Point of Beginning.**

This parcel contains 2.115 acres.

Prior Instrument: official record volume 630, page 806.

Permanent Parcel #: all of 45-00460.001

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 76d

All bearings are related and common with record survey TT-934.

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.

 3/26/24

Edward A. Gasbarre, P.S. 7036

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Miller Closure Report 224004

Lot Closure Report - Lot : 4.628 Ac

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 Wednesday, February 28, 2024, 1:23:55p.m.

Starting location (North, East) = (4775.251, 11873.222)

(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	S87°30'00"E	362.040	No	4759.459	12234.917
2	Line	S02°41'25"W	748.130	No	4012.154	12199.802
3	Line	N87°28'07"W	393.290	No	4029.524	11806.896
4	Line	N02°47'10"E	138.240	No	4167.601	11813.616
5	Line	S87°28'07"E	363.060	No	4151.566	12176.321
6	Line	N02°41'25"E	222.240	No	4373.561	12186.753
7	Line	N87°38'12"W	332.690	No	4387.280	11854.346
8	Line	N02°47'10"E	388.430	No	4775.250	11873.226

Ending location (North, East) = (4775.250, 11873.226)

Total Distance : 2948.120
 Total Traverse Stations : 9
 Misclosure Direction : N78°59'58"W (from ending location to starting location)
 Misclosure Distance : 0.004
 Error of Closure : 1:655863.2
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 201613.366 sq. ft. (straight segment added to close traverse)

= 4.628406 Acres

Lot Closure Report - Lot : 2.114 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S02°47'10"W	388.430	No	4387.280	11854.341
2	Line	S87°38'12"E	332.690	No	4373.562	12186.748
3	Line	S02°41'24"W	222.240	No	4151.566	12176.318
4	Line	N87°28'07"W	363.060	No	4167.602	11813.612
5	Line	N02°47'10"E	609.680	No	4776.561	11843.247
6	Line	S87°30'00"E	30.000	No	4775.252	11873.219

Ending location (North, East) = (4775.252, 11873.219)

Total Distance : 1946.100
 Total Traverse Stations : 7
 Misclosure Direction : S70°38'55"E (from ending location to starting location)
 Misclosure Distance : 0.003
 Error of Closure : 1:612441.3
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 92106.841 sq. ft. (straight segment added to close traverse)

= 2.114482 Acres

Lot Closure Report - Lot : 1.248 Ac
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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N87°28'07"W	393.290	No	4029.524	11806.896
2	Line	N02°47'10"E	138.240	No	4167.601	11813.616
3	Line	S87°28'07"E	393.060	No	4150.241	12206.292
4	Line	S02°41'25"W	138.240	No	4012.153	12199.803

Ending location (North, East) = (4012.153, 12199.803)

Total Distance : 1062.830
 Total Traverse Stations : 5
 Misclosure Direction : N53°05'11"W (from ending location to starting location)
 Misclosure Distance : 0.001
 Error of Closure : 1:719154.7
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 54352.059 sq. ft. (straight segment added to close traverse)
= 1.247752 Acres

Lot Closure Report - Lot : 0.153 Ac
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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S87°38'12"E	30.000	No	4372.324	12216.727
2	Line	S02°41'25"W	222.330	No	4150.239	12206.292
3	Line	N87°28'07"W	30.000	No	4151.564	12176.321
4	Line	N02°41'24"E	222.240	No	4373.559	12186.751

Ending location (North, East) = (4373.559, 12186.751)

Total Distance : 504.570
 Total Traverse Stations : 5
 Misclosure Direction : N38°32'42"E (from ending location to starting location)
 Misclosure Distance : 0.002
 Error of Closure : 1:203750.5
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 6668.674 sq. ft. (straight segment added to close traverse)
= 0.153092 Acres