

BOUNDARY DESCRIPTION
83.086 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southeast quarter of Section 25, T-16N, R-12W.**

Being part of the land described in a deed to **Dan U. and Betty Miller** recorded in official record volume 369, page 1958 of the Wayne County records.

Described as follows:

Beginning at a stone monument found on the line between East Union Township and Sugar Creek Township marking the northeast corner of the southeast quarter of Section 25.

Thence with the following **ELEVEN** courses:

- 1) **S 4° 00' 07" W 1112.18 feet**, along the township line and the east line of the quarter section, to a stone monument found.
- 2) **S 4° 03' 26" W 1124.11 feet**, along the township line and the east line of the quarter section, to a 1-1/2 inch diameter steel pipe found at the northeast corner of Melvin P. and Marie Weaver as described in official record volume 50, page 776.
- 3) **N 87° 08' 00" W 210.75 feet**, along the north line of Weaver, to a magnail set in concrete.
- 4) **S 4° 01' 54" W 248.96 feet**, along the west line of Weaver, to a capped pin found at the northeast corner of Melvin P. and Marie E. Weaver as described in official record volume 897, page 3646.
- 5) **N 87° 08' 00" W 503.35 feet**, along the north line of Weaver, to a 5/8 inch diameter steel pin found.
- 6) **S 5° 15' 54" W 163.12 feet**, along the west line of Weaver, to a railroad spike found in Emerson Road (County Road 79) on the south line of the quarter section – witnessed by a capped reference pin set **N 5° 15' 54" E 36.73 feet**.
- 7) **N 87° 08' 00" W 1100.96 feet**, in Emerson Road and along the south line of the quarter section, to a point – witnessed by a capped reference pin found **N 3° 36' 25" E 25.00 feet**.
- 8) **N 3° 36' 25" E 437.96 feet**, in part along an easterly line of Lot 14 of the Roman Yoder Allotment recorded in plat volume 29, page 178, to a capped pin set.

- 9) **S 86° 59' 48" E 480.29 feet**, along the south line of Wyman D. and Naomi H. Miller as described in official record volume 642, page 868, to a capped pin found at the southeast corner thereof.
- 10) **N 3° 34' 15" E 2221.29 feet**, along the east line of Miller and the extension thereof, to a point in an oak tree on the north line of the quarter section – witnessed by capped reference pins set S 3° 34' 15" W 5.12 feet and S 89° 42' 16" E 10.00 feet.
- 11) **S 89° 42' 16" E 1359.13 feet**, along the north line of the quarter section, to the **Point of Beginning**.

This parcel contains 83.086 acres and is subject to the sewer easement described in official record volume 369, page 1958.

Prior Instrument: official record volume 369, page 1958.

Permanent Parcel #: 27-00294.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 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 **799**.

All bearings are related and common with record survey RR-259A.

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.

 4/19/24

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K24\job016\Miller_83.086Ac_Legal.docx



Lot Closure Report - Lot : tract

Miller retracement Survey 224016

file- H:\ADAT4\AJOB5\2K24\job016\224016.ms\lc_tract.txt

Friday, April 19, 2024, 10:56:04a.m.

Starting location (North, East) = (2494.460, 5649.938)

(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	N03°36'25"E	437.960	No	2931.552	5677.490
2	Line	S86°59'48"E	480.290	No	2906.388	6157.121
3	Line	N03°34'15"E	2221.290	No	5123.366	6295.468
4	Line	S86°42'16"E	1359.130	No	5045.234	7652.350
5	Line	S04°00'07"W	1112.180	No	3935.766	7574.731
6	Line	S04°03'26"W	1124.110	No	2814.473	7495.197
7	Line	N87°08'00"W	210.750	No	2825.013	7284.711
8	Line	S04°01'54"W	248.960	No	2576.669	7267.207
9	Line	N87°08'00"W	503.350	No	2601.843	6764.487
10	Line	S05°15'54"W	163.120	No	2439.411	6749.519
11	Line	N87°08'00"W	1100.960	No	2494.472	5649.936

Ending location (North, East) = (2494.472, 5649.936)

Total Distance : 8962.100

Total Traverse Stations : 12

Misclosure Direction : S05°51'16"E (from ending location to starting location)

Misclosure Distance : 0.012

Error of Closure : 1:757379.4

Frontage : 0.000

Frontage/Perimeter : 0.0 percent

AREA : 3619241.288 sq. ft. (straight segment added to close traverse)
= 83.086347 Acres
