

Boundary Description

2.948 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northwest quarter of Section 10, T-14N, R-13W.**

Being part of the land described in a deed to **Eli M. and Ada R. Hershberger** recorded in official record volume 852, page 361 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pipe found in the intersection of Moreland Road (County Road 77) and James Road (Township Road 90) marking the northwest corner of Section 10.

Thence S 88° 39' 51" E 1326.74 feet, along the north line of the quarter section and in Moreland Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found S 1° 32' 13" E 25.68 feet.

Thence with the following FOUR courses:

- 1) **S 88° 39' 51" E 169.96 feet**, along north line of the quarter section and in Moreland Road, to a point - witnessed by a capped reference pin set S 1° 32' 13" E 25.33 feet.
- 2) **S 1° 32' 13" E 756.39 feet** to a capped pin set.
- 3) **N 88° 39' 51" W 169.96 feet** to a capped pin set.
- 4) **N 1° 32' 13" W 756.39 feet**, along a westerly line of an 8 acre parcel described in a deed to Eli M. and Ada R. Hershberger recorded in official record volume 852, page 361, to the **Point of Beginning**.

This parcel contains 2.948 acres and is benefitted by the Access Easement described in official record volume 852, page 1078.

Prior Instrument: official record volume 852, page 361.

Permanent Parcel #: part of 30-00353.005.

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in May 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 **801**

All bearings are related and common with record survey VV-770.

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.

 5/09/24

Edward A. Gasbarre, P.S. 7036

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Boundary Description

5.052 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northwest quarter of Section 10, T-14N, R-13W.**

Being part of the land described in a deed to **Eli M. and Ada R. Hershberger** recorded in official record volume 852, page 361 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pipe found in the intersection of Moreland Road (County Road 77) and James Road (Township Road 90) marking the northwest corner of Section 10.

Thence S 88° 39' 51" E 1526.74 feet, along the north line of the quarter section and in Moreland Road, to a railroad spike found at the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin marked "Baker" found S 1° 32' 13" E 24.69 feet.

Thence with the following SIX courses:

- 1) **S 1° 32' 13" E 1140.11 feet**, along the west line of Robbie White Jr. and Cynthia L. White as described in official record volume 768, page 1190, to a capped pin found.
- 2) **N 88° 39' 51" W 510.38 feet**, along the south line of an 8 acre parcel described in a deed to Eli M. and Ada R. Hershberger recorded in official record volume 852, page 361, to a capped pin found.
- 3) **N 2° 55' 53" W 384.30 feet**, along a westerly line of said parcel, to a capped pin set.
- 4) **S 88° 39' 51" E 489.71 feet**, along a northerly line of said parcel and the extension thereof, to a capped pin set.
- 5) **N 1° 32' 13" W 756.39 feet** to a point on the north line of the quarter section and in Moreland Road – witnessed by a capped reference pin set S 1° 32' 13" E 25.33 feet.
- 6) **S 88° 39' 51" E 30.04 feet** along north line of the quarter section and in Moreland Road, the **Point of Beginning**.

This parcel contains 5.052 acres and is subject to the Access Easement described in official record volume 852, page 1078.

Prior Instrument: official record volume 852, page 361.

Permanent Parcel #: part of 30-00353.005.

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in May 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 801

All bearings are related and common with record survey VV-770.

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 5/09/24
Edward A. Gasbarre, P.S. 7036

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Lot Closure Report - Lot : 5.052Ac Eli Hershberger Closure Report 224012

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Wednesday, May 8, 2024, 3:46:59p.m.

Starting location (North, East) = (380224.092, 2124185.215)

(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
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1	Line	S01°32'13"E	1140.110	No	379084.392	2124215.795
2	Line	N88°39'51"W	510.380	No	379096.291	2123705.554
3	Line	N02°55'53"W	384.300	No	379480.088	2123685.900
4	Line	S88°39'51"E	489.710	No	379468.671	2124175.477
5	Line	N01°32'13"W	756.390	No	380224.789	2124155.190
6	Line	S88°39'51"E	30.040	No	380224.089	2124185.222

Ending location (North, East) = (380224.089, 2124185.222)

Total Distance : 3310.930
Total Traverse Stations : 7
Misclosure Direction : N62°37'39"W (from ending location to starting location)
Misclosure Distance : 0.007
Error of Closure : 1:468214.2
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 220078.295 sq. ft. (straight segment added to close traverse)
= 5.052302 Acres

Lot Closure Report - Lot : 2.948Ac

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Wednesday, May 8, 2024, 3:49:34p.m.

Starting location (North, East) = (379468.671, 2124175.477)

(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
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1	Line	N88°39'51"W	169.960	No	379472.634	2124005.564
2	Line	N01°32'13"W	756.390	No	380228.751	2123985.276
3	Line	S88°39'51"E	169.960	No	380224.789	2124155.190
4	Line	S01°32'13"E	756.390	No	379468.671	2124175.477

Ending location (North, East) = (379468.671, 2124175.477)

Total Distance : 1852.700
Total Traverse Stations : 5
Misclosure Distance : < 0.001000
Error of Closure : 1:INFINITY
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 128394.486 sq. ft.
= 2.947532 Acres