

**BOUNDARY DESCRIPTION**  
**4.093 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Green** in the **southeast quarter of Section 5, T-17N, R-12W.**

Being all of the land described in a deed to **Glen E. and Lois A. Maibach** recorded in official record volume 900, page 4109 of the Wayne County records.

Described as follows:

**Commencing** at a 1 inch diameter steel rebar found in the intersection of Apple Creek Road (County Road 44) and Fox Lake Road (Township Road 221) marking the southeast corner of Section 5.

Thence N 87° 18' 24" W 493.65 feet, in Fox Lake Road and along the south line of the quarter section, to a railroad spike set at the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin marked "Rudolph 6449" set N 4° 59' 48" E 30.00 feet.

Thence with the following EIGHT courses:

- 1) **N 87° 18' 24" W 160.00 feet**, in Fox Lake Road and along the south line of the quarter section, to a railroad spike set – witnessed by a capped reference pin marked "Rudolph 6449" set N 4° 59' 48" E 30.00 feet.
- 2) **N 4° 59' 48" E 572.75 feet**, along the east line of a 0.394 acre parcel described in a deed to Marvin J. and Pamela S. Zollinger, Trustees recorded in deed volume 712, pages 61, to a capped pin marked "Rudolph 6449" set.
- 3) **N 85° 32' 57" W 280.17 feet**, along the north line of the 0.394 acre parcel and the extension thereof, to a capped pin marked "Rudolph 6449" set.
- 4) **N 4° 46' 24" E 187.74 feet**, along the east line of Pleasant Corner Farms Properties, LLC as described in official record volume 962, page 484, to a capped pin marked "Rudolph 6449" set.
- 5) **S 85° 32' 57" E 463.59 feet**, along the south line of Holly M. Eyster and Dustin J. Parsons as described in official record volume 909, page 5108, to a capped pin marked "Rudolph 6449" set.
- 6) **S 4° 30' 00" W 187.74 feet**, along the west line of Michael and Sarah Crist as described in official record volume 743, page 829, to a capped pin marked "Rudolph 6449" set.

- 7) **N 85° 32' 57" W 24.44 feet**, along the north line of a 0.348 acre parcel described in a deed to Keith E. Hartzler recorded in deed volume 624, page 287, to a capped pin marked "Rudolph 6449" set.
- 8) **S 4° 59' 48" W 567.84 feet**, along the west line of the 0.348 acre parcel and the extension thereof, to the **Point of Beginning**.

**This parcel contains 4.093 acres.**

**Prior Instrument: official record volume 900, page 4109.**

**Permanent Parcel #: 31-01102.005 and 31-01102.010**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey drawing made under his direction, in July 2024, on behalf of R.W. Gasbarre & Associates, Inc., from information contained in record surveys II-206, GG-413 and LL-57.

A copy of that survey is on file at the Wayne County map office. See survey volume XX, page 833

All bearings are related and common with record survey II-206.

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.

 7/31/24

Edward A. Gasbarre, P.S. 7036

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Lot Closure Report - Lot : All

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Tuesday, July 30, 2024, 7:25:00a.m.

Starting location (North, East) = ( 5059.580, 5390.078 )

(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	N87°18'24"W	160.000	No	5067.099	5230.255
2	Line	N04°59'48"E	572.750	No	5637.672	5280.140
3	Line	N85°32'57"W	280.170	No	5659.414	5000.815
4	Line	N04°46'24"E	187.740	No	5846.503	5016.437
5	Line	S85°32'57"E	463.590	No	5810.527	5478.629
6	Line	S04°30'00"W	187.740	No	5623.366	5463.899
7	Line	N85°32'57"W	24.440	No	5625.262	5439.533
8	Line	S04°59'48"W	567.840	No	5059.580	5390.076

Ending location (North, East) = ( 5059.580, 5390.076 )

Total Distance : 2444.270  
Total Traverse Stations : 9  
Misclosure Direction : N88°58'48"E (from ending location to starting location)  
Misclosure Distance : 0.002  
Error of Closure : 1:1040644.5  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 178289.515 sq. ft. (straight segment added to close traverse)  
= 4.092964 Acres