

BOUNDARY DESCRIPTION
7.465 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southwest quarter of Section 23, T-15N, R-12W.**

Being part of the land described in a deed to **John A. and Emma A. Miller** recorded in official record volume 853, page 2532 of the Wayne County records.

Described as follows:

Commencing at a 3/4 inch diameter steel pin found in the intersection of Salt Creek Road (County Road 109) and Hogback Road (Township Road 197) marking the northwest corner of the southwest quarter of Section 23.

Thence S 00° 09' 56" E 444.60 feet, in Hogback Road and along the west line of the quarter section, to the southwest corner of Eli J. and Susie M. Miller as described in official record volume 935, page 953 – witnessed by a capped reference pin found S 89° 51' 33" E 23.72 feet.

Thence S 89° 51' 33" E 230.00 feet, along the south line of Miller, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following SIX courses:

- 1) **S 89° 51' 33" E 353.73 feet**, along the south line of Miller, to a capped pin found on the west line of Moses J. and Christina M. Nisley as described in official record volume 809, page 204.
- 2) **S 00° 53' 57" W 78.29 feet**, along the west line of Nisley, to a capped pin found at the southwest corner thereof.
- 3) **N 89° 51' 33" W 12.00 feet**, along the north line of Eli J. and Susie M. Miller as described in official record volume 689, page 829, to a capped pin set at the northwest corner thereof.
- 4) **S 00° 53' 57" W 910.38 feet**, along the west line of Miller, to a capped pin set on the north line of Melvin R. and Susie E. Yoder as described in deed volume 707, page 330.
- 5) **N 84° 56' 38" W 324.70 feet**, along the north line of Yoder, to a capped pin set.
- 6) **N 00° 09' 56" W 960.77 feet** to the **Point of Beginning**.

This parcel contains 7.465 acres and has no frontage on any public way.

Prior Instrument: official record volume 853, page 2532.

Permanent Parcel #: part of 45-00361.018

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June 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 ~~835~~

All bearings are related and common with record survey VV-733.

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

H:\ADAT4\AJOB5\2K24\Job029\Miller 7.465 Ac Legal.docx



BOUNDARY DESCRIPTION
13.008 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southwest quarter of Section 23, T-15N, R-12W.**

Being all of the land described in deeds to **Eli J. and Susie M. Miller** recorded in official record volume 689, page 829 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a 3/4 inch diameter steel pipe found in the intersection of Salt Creek Road (County Road 109) and Hogback Road (Township Road 197) marking the northwest corner of the southwest quarter of Section 23.

Thence S 00° 09' 56" E 444.60 feet, in Hogback Road and along the west line of the quarter section, to the southwest corner of Eli J. and Susie M. Miller as described in official record volume 935, page 953 – witnessed by a capped reference pin found S 89° 51' 33" E 23.72 feet.

Thence S 89° 51' 33" E 230.00 feet, along the south line of Miller, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following SIX courses:

- 1) **S 89° 51' 33" E 353.73 feet**, along the south line of Miller, to a capped pin found on the west line of Moses J. and Christina M. Nisley as described in official record volume 809, page 204.
- 2) **S 00° 53' 57" W 78.29 feet**, along the west line of Nisley, to a capped pin found at the southwest corner thereof.
- 3) **S 89° 51' 33" E 250.01 feet**, along the south line of Nisley, to a capped pin found on the west line of Nelson D. and Mattie L. Yoder as described in official record volume 509, page 435.
- 4) **S 00° 53' 57" W 932.89 feet**, along the west line of Yoder, to a capped pin found on the north line of Melvin R. and Susie E. Yoder as described in deed volume 707, page 330.
- 5) **N 84° 56' 38" W 587.37 feet**, along the north line of Yoder, to a capped pin set.
- 6) **N 00° 09' 56" W 960.77 feet** to the **Point of Beginning**.

This parcel contains 13.008 acres and has no frontage on any public way.

This parcel is benefited by the access easement described in official record 689, page 829 and the access easement described in official record volume ____, page ____

Prior Instrument: official record volume 689, page 829 and official record volume ____, page ____.

Permanent Parcel #: all of 45-00361.011

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June 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 835

All bearings are related and common with record survey VV-733.

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 6/05/24
Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K24\Job029\E Miller 13.008 Ac Legal.docx



BOUNDARY DESCRIPTION
5.021 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southwest quarter of Section 23, T-15N, R-12W.**

Being part of the land described in a deed to **John A. and Emma A. Miller** recorded in official record volume 853, page 253 of the Wayne County records.

Described as follows:

Commencing at a 3/4 inch diameter steel pipe found in the intersection of Salt Creek Road (County Road 109) and Hogback Road (Township Road 197) marking the northwest corner of the southwest quarter of Section 23.

Thence S 00° 09' 56" E 444.60 feet, in Hogback Road and along the west line of the quarter section, to the southwest corner of Eli J. and Susie M. Miller as described in official record volume 935, page 953, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found S 89° 51' 33" E 23.72 feet.

Thence with the following FOUR courses:

- 1) **S 89° 51' 33" E 230.00 feet**, along the south line of Miller, to a capped pin set.
- 2) **S 00° 09' 56" E 960.77 feet** to a capped pin set on the north line of Melvin R. and Susie E. Yoder as described in deed volume 707, page 330.
- 3) **N 84° 56' 38" W 230.95 feet**, along the north line of Yoder, to a point in Hogback Road on the west line of the quarter section – witnessed by a 5/8 inch diameter steel reference pin found S 84° 56' 38" E 23.56 feet.
- 4) **N 00° 09' 56" W 940.99 feet**, in Hogback Road and along the west line of the quarter section, to the **Point of Beginning**.

This parcel contains 5.021 acres and is subject to the 30 feet access easement described in official record volume ____, page ____.

Prior Instrument: official record volume 853, page 2532.

Permanent Parcel #: part of 45-00361.018

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June 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 835

All bearings are related and common with record survey VV-733.

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

H:\ADAT4\AJOBS\2K24\Job029\Miller 5.021 Ac Legal.docx



30 Feet Wide Access Easement Description

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southwest quarter of Section 23, T-15N, R-12W.**

Being part of the land described in a deed to **John A. and Emma A. Miller** recorded in official record volume 853, page 2532 of the Wayne County records.

Being a strip of land lying between parallel lines located 30 feet southerly (right) of the following described north line along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

Commencing at a 3/4 inch diameter steel pipe found in the intersection of Salt Creek Road (County Road 109) and Hogback Road (Township Road 197) marking the northwest corner of the southwest quarter of Section 23.

Thence S 00° 09' 56" E 1155.59 feet, in Hogback Road and along the west line of the quarter section, to the **Point of Beginning** for the easement herein described

Thence with the following course:

- 1) N 89° 50' 04" E 230.00 feet to the west line of a 13.008 acre parcel and there **Terminate.**

Prior Instrument: official record volume 853, page 2532.

Permanent Parcel #: part of 45-00361.018

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June 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 835

All bearings are related and common with record survey VV-733.

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

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB52K24\Job029\Miller Access Easement



J Miller Closure Report 224029

Lot Closure Report - Lot : 5.021 Ac

=====
 file- H:\ADAT4\AJOB5\2K24\Job029\224029.msj\lc_5.021 Ac.txt
 Thursday, May 23, 2024, 2:40:59p.m.

Starting location (North, East) = (6503.496, 8096.816)

(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	S89°51'33"E	230.000	No	6502.931	8326.815
2	Line	S00°09'56"E	960.770	No	5542.165	8329.591
3	Line	N84°56'38"W	230.950	No	5562.519	8099.540
4	Line	N00°09'56"W	940.990	No	6503.505	8096.821

Ending location (North, East) = (6503.505, 8096.821)

Total Distance : 2362.710
 Total Traverse Stations : 5
 Misclosure Direction : S30°33'37"W (from ending location to starting location)
 Misclosure Distance : 0.010
 Error of Closure : 1:234793.3
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 218693.386 sq. ft. (straight segment added to close
 traverse)

= 5.020509 Acres

Lot Closure Report - Lot : 7.465 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S89°51'33"E	353.730	No	6502.061	8680.544
2	Line	S00°53'57"W	78.290	No	6423.781	8679.315
3	Line	N89°51'33"W	12.000	No	6423.811	8667.315
4	Line	S00°53'57"W	910.380	No	5513.543	8653.029
5	Line	N84°56'38"W	324.700	No	5542.159	8329.593
6	Line	N00°09'56"W	960.770	No	6502.925	8326.816

Ending location (North, East) = (6502.925, 8326.816)

Total Distance : 2639.870
 Total Traverse Stations : 7
 Misclosure Direction : N12°19'12"W (from ending location to starting location)
 Misclosure Distance : 0.006
 Error of Closure : 1:429293.3
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 325187.729 sq. ft. (straight segment added to close
 traverse)

= 7.465283 Acres

Lot Closure Report - Lot : 13.008 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S89°51'33"E	353.730	No	6502.055	8680.545
2	Line	S00°53'57"W	78.290	No	6423.775	8679.317
3	Line	S89°51'33"E	250.010	No	6423.161	8929.326
4	Line	S00°53'57"W	932.890	No	5490.385	8914.686
5	Line	N84°56'38"W	587.370	No	5542.151	8329.602
6	Line	N00°09'56"W	960.770	No	6502.917	8326.826

Ending location (North, East) = (6502.917, 8326.826)

Total Distance : 3163.060
 Total Traverse Stations : 7
 Misclosure Direction : N50°09'43"W (from ending location to starting location)
 Misclosure Distance : 0.012
 Error of Closure : 1:259479.0
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 566636.932 sq. ft. (straight segment added to close traverse)

= 13.008194 Acres