

**BOUNDARY DESCRIPTION**  
**5.988 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **northwest quarter of Section 4, T-15N, R-11W.**

Being part of the land described in a deed to **Abe R. and Sarah D. Yoder** recorded in official record volume 912, page 4599 of the Wayne County records.

Described as follows:

**Commencing** at a 5/8 inch diameter steel pin found in Western Road (County Road 217) marking the southwest corner of the northwest quarter of Section 4 – witnessed by a capped reference pin marked “Purdy 7307” found N 00° 35’ 00” W 30.00 feet.

Thence S 89° 57’ 04” E 783.70 feet, along the south line of the quarter section and in Western Road, to the southeast corner of Daniel J. and Martha J. Miller as described in official record volume 926, page 1497, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 00° 34’ 27” W 26.01 feet.

Thence with the following SIX courses:

- 1) N 00° 34’ 27” W 463.00 feet, along an easterly line of Miller, to a capped pin found.
- 2) N 70° 44’ 05” W 317.32 feet, along a northerly line of Miller, to a capped pin found.
- 3) N 00° 44’ 53” W 314.35 feet, along an easterly line of Miller, to a capped pin set.
- 4) N 89° 48’ 07” E 470.44 feet to a capped pin set.
- 5) S 00° 34’ 27” E 883.82 feet to a point on the south line of the quarter section and in Western Road – witnessed by a capped reference pin set N 00° 34’ 27” W 24.09 feet.
- 6) N 89° 57’ 04” W 171.00 feet, along the south line of the quarter section and in Western Road, to the **Point of Beginning.**

**This parcel contains 5.988 acres.**

**Prior Instrument: official record volume 912, page 4599.**

**Permanent Parcel #: part of 39-00098.002**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July 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 ~~849~~.

All bearings are related and common with record survey WW-727.

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.

 7/12/24

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB52K24\Job046\Yoder 5.988 Ac Legal.docx



BOUNDARY DESCRIPTION  
**6.595 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **northwest quarter of Section 4, T-15N, R-11W.**

Being part of the land described in a deed to **Abe R. and Sarah D. Yoder** recorded in official record volume 912, page 4599 of the Wayne County records.

Described as follows:

**Commencing** at a 5/8 inch diameter steel pin found in Western Road (County Road 217) marking the southwest corner of the northwest quarter of Section 4 – witnessed by a capped reference pin marked “Purdy 7307” found N 00° 35’ 00” W 30.00 feet.

Thence S 89° 57’ 04” E 954.70 feet, along the south line of the quarter section and in Western Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 00° 34’ 27” W 24.09 feet.

Thence with the following SIX courses:

- 1) N 00° 34’ 27” W 883.82 feet to a capped pin set.
- 2) S 89° 48’ 07” W 470.44 feet to a capped pin set on an easterly line of Daniel J. and Martha J. Miller as described in official record volume 926, page 1497.
- 3) N 00° 44’ 53” W 520.31 feet, along an easterly line of Miller, to a capped pin found.
- 4) N 89° 48’ 07” E 502.02 feet, along a southerly line of Nelson R. Yoder and Naomi D. Yoder as described in official record volume 918, page 3734, to a capped pin found.
- 5) S 00° 34’ 27” E 1404.24 feet, along the west line of Brian Eric Miller and Emily D. Miller as described in official record volume 961, page 3640 and the extension thereof, to a point on the south line of the quarter section and in Western Road – witnessed by a capped reference pin found N 00° 34’ 27” W 24.51 feet.
- 6) N 89° 57’ 04” W 30.00 feet, along the south line of the quarter section and in Western Road, to the **Point of Beginning.**

**This parcel contains 6.595 acres** and is subject to the 30 feet easement described in official record volume 912, page 2967.

**Prior Instrument: official record volume 912, page 4599.**

**Permanent Parcel #: part of 39-00098.002**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July 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 ~~849~~.

All bearings are related and common with record survey WW-727.

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.

 7/12/24

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K24\Job046\Yoder 6.595 Ac Legal.docx



# Hershberger Closure Report 224046

Lot Closure Report - Lot : 5.988 Ac

file- H:\ADAT4\AJOB5\2K24\Job046\224046.ms\lc\_5.988 Ac.txt  
 Friday, June 14, 2024, 4:02:13p.m.

Starting location (North, East) = ( 384178.359, 2187339.893 )

(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	N00°34'27"W	463.000	No	384641.336	2187335.253
2	Line	N70°44'05"W	317.320	No	384746.033	2187035.703
3	Line	N00°44'53"W	314.350	No	385060.356	2187031.599
4	Line	N89°48'07"E	470.440	No	385061.982	2187502.036
5	Line	S00°34'27"E	883.820	No	384178.207	2187510.893
6	Line	N89°57'04"W	171.000	No	384178.353	2187339.893

Ending location (North, East) = ( 384178.353, 2187339.893 )

Total Distance : 2619.930  
 Total Traverse Stations : 7  
 Misclosure Direction : N01°54'31"E (from ending location to starting location)  
 Misclosure Distance : 0.006  
 Error of Closure : 1:418156.4  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 260817.954 sq. ft. (straight segment added to close  
 traverse)

**= 5.987556 Acres**

Lot Closure Report - Lot : 6.595 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N00°34'27"W	883.820	No	385061.982	2187502.036
2	Line	S89°48'07"W	470.440	No	385060.356	2187031.599
3	Line	N00°44'53"W	520.310	No	385580.622	2187024.806
4	Line	N89°48'07"E	502.020	No	385582.357	2187526.823
5	Line	S00°34'27"E	1404.240	No	384178.188	2187540.895
6	Line	N89°57'04"W	30.000	No	384178.213	2187510.895

Ending location (North, East) = ( 384178.213, 2187510.895 )

Total Distance : 3810.830  
 Total Traverse Stations : 7  
 Misclosure Direction : S16°22'39"W (from ending location to starting location)  
 Misclosure Distance : 0.007  
 Error of Closure : 1:558495.9  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 287299.724 sq. ft. (straight segment added to close  
 traverse)

**= 6.595494 Acres**