

BOUNDARY DESCRIPTION  
1.693 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southwest quarter of Section 24, T-15N, R-13W.**

Being part of the land described in a deed to **Paul A. and Martha Kauffman** recorded in official record volume 943, page 3195 of the Wayne County records.

Described as follows:

**Commencing** at a granite stone monument found marking the southeast corner of the southwest quarter of Section 24.

Thence N 89° 58' 50" W 1286.02 feet, along the south line of the quarter section, to a capped pin found at the southeast corner of Kauffman, the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) N 89° 58' 50" W 125.62 feet, along the south line of the quarter section, to a capped pin set.
- 2) N 00° 26' 22" W 586.98 feet to a capped pin set on a north line of said Kauffman.
- 3) S 89° 57' 12" E 125.62 feet, along the north line of Kauffman, to a capped pin found at the northeast corner thereof.
- 4) S 00° 26' 22" E 586.92 feet, along the east line of Kauffman, to the **Point of Beginning**.

**This parcel contains 1.693 acres** and has no frontage on any public way.

**Prior Instrument: official record volume 943, page 3195.**  
**Permanent Parcel #: part of 30-00464.001**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in August 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 852.

All bearings are related and common with record survey XX-262.

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.

 8/12/24

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION  
12.408 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southwest quarter of Section 24, T-15N, R-13W.**

Being all of the land described in deeds to **Paul A. and Martha Kauffman** recorded in official record volume 957, page 1468 and official record volume \_\_\_\_, page \_\_\_\_ of the Wayne County records.

Described as follows:

**Beginning** at a granite stone monument found marking the southeast corner of the southwest quarter of Section 24.

Thence with the following EIGHT courses:

- 1) **N 89° 58' 50" W 1411.64 feet**, along the south line of the quarter section, to a capped pin set.
- 2) **N 00° 26' 22" W 586.98 feet** to a capped pin set on the north line of a 7.974 acre parcel described in a deed to Paul A. and Martha Kauffman recorded in official record volume 943, page 3195.
- 3) **N 89° 57' 12" W 1208.97 feet**, along the north line of the 7.974 acre parcel and the extension thereof, to a point on the west line of the quarter section and in Fredericksburg Road (County Road 501) – witnessed by a capped reference pin set S 89° 57' 12" E 25.00 feet.
- 4) **N 00° 26' 22" W 30.00 feet**, along the west line of the quarter section and in Fredericksburg Road, to the southwest corner of Jeffrey C. Yoder and Destinee R. Yoder as described in official record volume 924, page 3140 – witnessed by a capped reference pin set S 89° 57' 12" E 25.00 feet.
- 5) **S 89° 57' 12" E 1693.97 feet**, along the south line of Yoder and the extension thereof, to a capped pin set on the west line of a 9.255 acre parcel described in a deed to David H. and Anita J. Rohr, Trustees recorded in official record volume 672, page 44 – witnessed by a capped reference pin set S 00° 25' 39" E 7.48 feet.
- 6) **S 00° 25' 39" E 381.96 feet**, along the west line of the 9.255 acre parcel, to a capped pin set.
- 7) **S 88° 18' 32" E 927.55 feet**, along the south line of the 9.255 acre parcel, to a capped pin set on the east line of the quarter section.
- 8) **S 00° 22' 40" E 207.73 feet**, along the east line of the quarter section, to the **Point of Beginning.**

**This parcel contains 12.408 acres.**

Prior Instrument: official record volume 957, page 1468 and official record volume \_\_\_\_, page \_\_\_\_.

Permanent Parcel #: all of 30-00463.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in August 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 ~~852~~

All bearings are related and common with record survey XX-262.

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 8/12/24  
Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

6.281 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southwest quarter of Section 24, T-15N, R-13W.**

Being part the land described in a deed to **Paul A. and Martha Kauffman** recorded in official record volume 943, page 3195 of the Wayne County records.

Described as follows:

**Commencing** at a granite stone monument found marking the southeast corner of the southwest quarter of Section 24.

Thence N 89° 58' 50" W 1411.64 feet, along the south line of the quarter section, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) N 89° 58' 50" W 466.08 feet, along the south line of the quarter section, to a capped pin set at the southwest corner of said Kauffman.
- 2) N 00° 26' 22" W 587.21 feet, along the west line of Kauffman, to a capped pin set at the northwest corner thereof.
- 3) S 89° 57' 12" E 466.09 feet, along the north line of Kauffman, to a capped pin set.
- 4) S 00° 26' 22" E 586.98 feet to the **Point of Beginning.**

**This parcel contains 6.281 acres**, has no frontage on any public way but is benefited by the access easement described in official record volume \_\_\_\_, page \_\_\_\_.

**Prior Instrument: official record volume 943, page 3195.**

**Permanent Parcel #: all of 30-00464.001**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in August 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 852

All bearings are related and common with record survey XX-262.

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

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# Kauffman Closure Report 224071

Lot Closure Report - Lot : 12.408 Ac  
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file- H:\ADAT4\AJOB5\2K24\job071\Field\_224071.ms\lc\_12.408 Ac.txt  
 Monday, August 5, 2024, 2:23:26p.m.

Starting location (North, East) = ( 397843.671, 2140457.183 )

(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°57'12"E	1693.970	No	397842.292	2142151.152
2	Line	S00°25'39"E	381.960	No	397460.342	2142154.002
3	Line	S88°18'32"E	927.550	No	397432.969	2143081.148
4	Line	S00°22'40"E	207.730	No	397225.244	2143082.518
5	Line	N89°58'50"W	1411.640	No	397225.723	2141670.878
6	Line	N00°26'22"W	586.980	No	397812.686	2141666.376
7	Line	N89°57'12"W	1208.970	No	397813.670	2140457.406
8	Line	N00°26'22"W	30.000	No	397843.669	2140457.176

Ending location (North, East) = ( 397843.669, 2140457.176 )

Total Distance : 6448.800  
 Total Traverse Stations : 9  
 Misclosure Direction : N72°43'16"E (from ending location to starting location)  
 Misclosure Distance : 0.007  
 Error of Closure : 1:936522.9  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 540475.926 sq. ft. (straight segment added to close  
 traverse)

**= 12.407620 Acres**

Lot Closure Report - Lot : 1.693 Ac  
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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N00°26'22"W	586.980	No	397812.686	2141666.376
2	Line	S89°57'12"E	125.620	No	397812.583	2141791.996
3	Line	S00°26'22"E	586.920	No	397225.680	2141796.497
4	Line	N89°58'50"W	125.620	No	397225.723	2141670.877

Ending location (North, East) = ( 397225.723, 2141670.877 )

Total Distance : 1425.140  
 Total Traverse Stations : 5  
 Misclosure Distance : < 0.001000  
 Error of Closure : 1:INFINITY  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 73729.986 sq. ft.

**= 1.692608 Acres**

Lot Closure Report - Lot : 6.281 Ac

file- H:\ADAT4\AJOB5\2K24\job071\Field\_224071.msj\lc\_6.281 Ac.txt  
Monday, August 5, 2024, 2:29:38p.m.

Starting location (North, East) = ( 397225.723, 2141670.877 )

(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	N89°58'50"W	466.080	No	397225.881	2141204.797
2	Line	N00°26'22"W	587.210	No	397813.074	2141200.293
3	Line	S89°57'12"E	466.090	No	397812.694	2141666.383
4	Line	S00°26'22"E	586.980	No	397225.732	2141670.885

Ending location (North, East) = ( 397225.732, 2141670.885 )

Total Distance : 2106.360  
Total Traverse Stations : 5  
Misclosure Direction : S43°30'23"W (from ending location to starting location)  
Misclosure Distance : 0.012  
Error of Closure : 1:178842.0  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 273631.251 sq. ft. (straight segment added to close  
traverse)

**= 6.281709 Acres**