

**BOUNDARY DESCRIPTION**  
**52.158 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Green** in the **northeast and southeast quarters of Section 33, T-17N, R-12W.**

Being all of the land described in a deed to **Debra A. Marthey and Diane M. Fries, Co-Trustees of the Geraldine M. Marthey Revocable Trust U/A/D May 13, 2019**, recorded in official record volume 896, page 1211 of the Wayne County records.

Described as follows:

**Beginning** at a granite stone monument found marking the center of Section 33.

Thence with the following EIGHT courses:

- 1) **N 00° 18' 25" E 264.00 feet**, along the west line of the northeast quarter, to a 5/8 inch diameter steel pin found at the southwest corner of Douglas J. Shoup and Goodness of God LLC as described in deed volume 651, page 280 and official record volume 962, page 4653 respectively.
- 2) **S 89° 31' 12" E 1430.29 feet**, along the south line of Shoup et al., to a 5/8 inch diameter steel pin found on the west line of a 5.03 acre parcel described in a deed to Dawna Beery Kohr recorded in official record volume 744, page 571.
- 3) **S 04° 50' 48" E 264.17 feet**, along the west line of Kohr, to a point on the south line of the quarter section – witnessed by a one inch diameter steel pipe found S 04° 50' 48" E 0.79 feet.
- 4) **S 89° 33' 30" E 530.29 feet**, along the south line of the quarter section, to a 5/8 inch diameter steel pin found in Millborne Road (Township Road 142) – witnessed by a one inch diameter steel pin that bears N 87° 32' 01" W 30.15 feet.
- 5) **S 12° 20' 41" E 782.00 feet**, into the southeast quarter along the west line of a 0.389 acre parcel described in a deed to Michelle Baab, Trustee recorded in official record volume 941, page 5523 and the extension thereof, to a railroad spike found in Millborne Road.
- 6) **S 11° 44' 17" E 143.34 feet**, in Millborne Road, to the northeast corner of Trevor C. Marthey as described in official record volume 435, page 2599 and page 2602 – witnessed by a capped reference pin set N 89° 45' 38" W 26.81 feet.
- 7) **N 89° 45' 38" W 2187.42 feet**, along the north line of Marthey, to a capped pin set on the west line of the quarter section.

- 8) N 00° 25' 41" E 910.45 feet, along the west line of the quarter section, to the **Point of Beginning**.

**This parcel contains 52.158 acres;** of which 8.724 acres lie in the northeast quarter and 43.434 acres lie in the southeast quarter of Section 33.

**Prior Instrument: official record volume 896, page 1211.**

**Permanent Parcel #: all of 31-00456.000**

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 ~~853~~

All bearings are related and based on the north line of the southeast quarter according to record survey II-420.

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.

 8/27/24  
Edward A. Gasbarre, P.S. 7036

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# Marthey Closure Report 224036

Lot Closure Report - Lot : 52.159 Ac

file- H:\ADAT4\AJOB5\2K24\Job036\224036.ms\lc\_52.159 Ac.txt  
Friday, July 26, 2024, 3:37:20p.m.

Starting location (North, East) = ( 3242.869, 8771.129 )

(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°25'41"E	910.450	No	4153.293	8777.931
2	Line	N00°18'25"E	264.000	No	4417.289	8779.345
3	Line	S89°31'12"E	1430.290	No	4405.307	10209.585
4	Line	S04°50'48"E	264.170	No	4142.082	10231.905
5	Line	S89°33'30"E	530.290	No	4137.994	10762.179
6	Line	S12°20'41"E	782.000	No	3374.075	10929.365
7	Line	S11°44'17"E	143.340	No	3233.732	10958.526
8	Line	N89°45'38"W	2187.420	No	3242.874	8771.125

Ending location (North, East) = ( 3242.874, 8771.125 )

Total Distance : 6511.960  
Total Traverse Stations : 9  
Misclosure Direction : S40°20'08"E (from ending location to starting location)  
Misclosure Distance : 0.007  
Error of Closure : 1:992962.3  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 2272019.632 sq. ft. (straight segment added to close  
traverse)

**= 52.158394 Acres**

Lot Closure Report - Lot : 8.724 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S89°31'12"E	1430.290	No	4405.307	10209.585
2	Line	S04°50'48"E	264.170	No	4142.082	10231.905
3	Line	N89°33'30"W	1454.020	No	4153.290	8777.928
4	Line	N00°18'25"E	264.000	No	4417.286	8779.342

Ending location (North, East) = ( 4417.286, 8779.342 )

Total Distance : 3412.480  
Total Traverse Stations : 5  
Misclosure Direction : N44°24'36"E (from ending location to starting location)  
Misclosure Distance : 0.004  
Error of Closure : 1:764689.1  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 380036.877 sq. ft. (straight segment added to close  
traverse)

**= 8.724446 Acres**