

## BOUNDARY DESCRIPTION

**2.000 Acres**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northeast quarter of Section 24, T-16N, R-12W.**

Being part of the land described in a deed to **Andy E. and Mattie Troyer** recorded in deed volume 721, page 86 of the Wayne County records.

Described as follows:

**Commencing** at a 1-1/2 inch square bolt found in Kansas (Township Road 179) marking the southwest corner of the northeast quarter of Section 24.

Thence N 05° 00' 09" E 60.07 feet, along the west line of the quarter section and in Kansas Road, to the **Point of Beginning** for the parcel herein described – witnessed by a 5/8 inch diameter steel reference pin found S 87° 45' 44" E 30.03 feet.

Thence with the following FOUR courses:

- 1) **N 05° 00' 09" E 362.14 feet**, along the west line of the quarter section and in Kansas Road, to a point – witnessed by a capped reference pin set S 83° 46' 42" E 81.96 feet.
- 2) **S 83° 46' 42" E 246.45 feet** to a capped pin set.
- 3) **S 05° 00' 09" W 345.00 feet** to a capped pin set.
- 4) **N 87° 45' 44" W 246.69 feet** to the **Point of Beginning**.

**This parcel contains 2.000 acres.**

**Prior Instrument: deed volume 721, page 86.**

**Permanent Parcel #: part of 27-01820.000**

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 857

All bearings are related and common with record survey RR-812.

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.



6/24/24

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB52\K24\Job044\A Troyer 2.000 Acres.dwg



# Andy Troyer Closure Report 224044

Lot Closure Report - Lot : 2.000 Ac

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file- H:\ADAT4\AJOB5\2K24\Job044\224044.ms\lc\_2.000 Ac.txt  
Wednesday, June 5, 2024, 2:06:48p.m.

Starting location (North, East) = ( 3650.832, 6700.707 )

(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	N05°00'09"E	362.140	No	4011.592	6732.286
2	Line	S83°46'42"E	246.450	No	3984.883	6977.284
3	Line	S05°00'09"W	345.000	No	3641.197	6947.200
4	Line	N87°45'44"W	246.690	No	3650.830	6700.698

Ending location (North, East) = ( 3650.830, 6700.698 )

Total Distance : 1200.280  
Total Traverse Stations : 5  
Misclosure Direction : N77°31'59"E (from ending location to starting location)  
Misclosure Distance : 0.009  
Error of Closure : 1:132360.4  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 87117.884 sq. ft. (straight segment added to close traverse)  
**= 1.999951 Acres**