

**BOUNDARY DESCRIPTION**  
**4.000 Acres**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 32, T-16N, R-12W.**

Being part of the land described in a deed to **Eli D. Miller, Trustee of the Eli D. Miller and Jemima D. Miller Revocable Trust dated June 27, 2023** recorded in official record volume 960, page 3481 of the Wayne County records.

Described as follows:

**Commencing** at a capped pin found marking the northwest corner of the northwest quarter of Section 32.

Thence S 88° 59' 27" E 262.99 feet, along the north line of the quarter section, to a railroad spike found in Cutter Road (Township Road 205) at the northwest corner of Danny and Freida Miller as described in official record volume 925, Page 198.

Thence Southwesterly, in Cutter Road, along the west line of Miller and with the arc of a curve concave to the west, a distance of 123.76 feet to a railroad spike found at a point of tangency.

The aforementioned curve has the following properties;

Central Angle = 03° 42' 42"

Chord Distance = 123.74 feet

Radius = 1910.43 feet

Chord Bearing = S 00° 47' 42" W

Thence S 02° 39' 03" W 547.30 feet, in Cutter Road, along the west line of Miller and the extension thereof, to a railroad spike found at a point of curvature on a westerly line of Jonathan A. and Lena S. Yoder as described in official record volume 897, page 3152.

Thence Southwesterly, in Cutter Road, along the westerly line of Yoder and with the arc of a curve to the right, a distance of 241.67 feet to a railroad spike found at a point of tangency.

The aforementioned curve has the following properties;

Central Angle = 09° 40' 00"

Chord Distance = 241.38 feet

Radius = 1432.39 feet

Chord Bearing = S 07° 27' 03" W

Thence S 12° 19' 03" W 52.36 feet, in Cutter Road and along the westerly line of Yoder, to the southwest corner thereof, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found S 88° 53' 48" E 49.34 feet.

Thence with the following FIVE courses:

- 1) **S 88° 53' 48" E 587.75 feet**, along the south line of Yoder, to a capped pin found at the southeast corner thereof.
- 2) **S 01° 22' 37" W 213.84 feet**, along the west line of a 5.650 acre parcel described in a deed to Eli D. Miller, Trustee recorded in official record volume 960, page 3472, to a capped pin found.
- 3) **S 01° 06' 12" W 69.38 feet**, along the west line of the 5.650 acre parcel, a capped pin set.
- 4) **N 88° 53' 48" W 642.88 feet** to a point in Cutter Road on a westerly line of an 8.319 acre parcel described in a deed to Eli D. Miller, Trustee recorded in official record volume 960, page 3481 – witnessed by a capped reference pin set S 88° 53' 48" E 29.24 feet.
- 5) **N 12° 19' 03" E 288.73 feet**, in Cutter Road and along the westerly line of the 8.319 acre parcel, to the **Point of Beginning**.

**This parcel contains 4.000 acres** and is subject to the access easement described in official record volume 960, page 3472.

Prior Instrument: official record volume 960, page 3481.

Permanent Parcel #: part of 27-00179.011

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 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 921

All bearings are related and common with record survey WW-358.

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.

 3/22/24

Edward A. Gasbarre, P.S. 7036

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**BOUNDARY DESCRIPTION**  
**4.319 Acres**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 32, T-16N, R-12W.**

Being part of the land described in a deed to **Eli D. Miller, Trustee of the Eli D. Miller and Jemima D. Miller Revocable Trust dated June 27, 2023** recorded in official record volume 960, page 3481 of the Wayne County records.

Described as follows:

**Commencing** at a capped pin found marking the northwest corner of the northwest quarter of Section 32.

Thence S 88° 59' 27" E 262.99 feet, along the north line of the quarter section, to a railroad spike found in Cutter Road (Township Road 205) at the northwest corner of Danny and Freida Miller as described in official record volume 925, Page 198.

Thence Southwesterly, in Cutter Road, along the west line of Miller and with the arc of a curve concave to the west, a distance of 123.76 feet to a railroad spike found at a point of tangency.

The aforementioned curve has the following properties;

Central Angle = 03° 42' 42"

Chord Distance = 123.74 feet

Radius = 1910.43 feet

Chord Bearing = S 00° 47' 42" W

Thence S 02° 39' 03" W 547.30 feet, in Cutter Road, along the west line of Miller and the extension thereof, to a railroad spike found at a point of curvature on a westerly line of Jonathan A. and Lena S. Yoder as described in official record volume 897, page 3152.

Thence Southwesterly, in Cutter Road, along the westerly line of Yoder and with the arc of a curve to the right, a distance of 241.67 feet to a railroad spike found at a point of tangency.

The aforementioned curve has the following properties;

Central Angle = 09° 40' 00"

Chord Distance = 241.38 feet

Radius = 1432.39 feet

Chord Bearing = S 07° 27' 03" W

Thence S 12° 19' 03" W 341.09 feet, in Cutter Road, along the westerly line of Yoder and the extension thereof, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 88° 53' 48" E 29.24 feet.

Thence with the following FIVE courses:

- 1) **S 88° 53' 48" E 642.88 feet** to a capped pin set on the west line of a 5.650 acre parcel described in a deed to Eli D. Miller, Trustee recorded in official record volume 960, page 3472.
- 2) **S 01° 06' 12" W 280.62 feet**, along the west line of the 5.650 acre parcel, to a 5/8 inch diameter steel pin found at the southwest corner thereof.
- 3) **N 88° 53' 48" W 696.79 feet**, along the north line of Lot 1 of the Hostetler and Ernest Allotment No.1 as recorded in plat volume 33, page 178, to a point in Cutter Road at the southwest corner of an 8.319 acre parcel described in a deed to Eli D. Miller, Trustee recorded in official record volume 960, page 3481 – witnessed by a capped reference pin found S 88° 53' 48" E 30.48 feet.
- 4) **N 11° 19' 03" E 96.95 feet**, along a westerly line of the 8.319 acre parcel, to a point in Cutter Road – witnessed by a capped reference pin found N 88° 58' 30" W 30.49 feet.
- 5) **N 12° 19' 03" E 188.81 feet**, in Cutter Road and along a westerly line of the 8.319 acre parcel, to the **Point of Beginning**.

**This parcel contains 4.319 acres.**

Prior Instrument: official record volume 960, page 3481.

Permanent Parcel #: part of 27-00179.011

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 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 921

All bearings are related and common with record survey WW-358.

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* 3/22/24

Edward A. Gasbarre, P.S. 7036

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# Eli D. Miller Closure Report 224011

Lot Closure Report - Lot : 4.000 AC

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Thursday, February 29, 2024, 11:38:53a.m.

Starting location (North, East) = ( 3962.217, 7962.449 )

(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    | S88°53'48"E | 587.750 | No    | 3950.900     | 8550.090    |
| 2   | Line    | S01°22'37"W | 213.840 | No    | 3737.122     | 8544.951    |
| 3   | Line    | S01°06'12"W | 69.380  | No    | 3667.755     | 8543.615    |
| 4   | Line    | N88°53'48"W | 642.880 | No    | 3680.134     | 7900.855    |
| 5   | Line    | N12°19'03"E | 288.730 | No    | 3962.217     | 7962.449    |

Ending location (North, East) = ( 3962.217, 7962.449 )

Total Distance : 1802.580  
Total Traverse Stations : 6  
Misclosure Distance : < 0.001000  
Error of Closure : 1:INFINITY  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 174232.562 sq. ft.  
**= 3.999829 Acres**

Lot Closure Report - Lot : 4.319 Ac

| Leg | Segment | Bearing     | Length  | Front | End_Northing | End_Easting |
|-----|---------|-------------|---------|-------|--------------|-------------|
| 1   | Line    | S88°53'48"E | 642.880 | No    | 3667.755     | 8543.605    |
| 2   | Line    | S01°06'12"W | 280.620 | No    | 3387.187     | 8538.202    |
| 3   | Line    | N88°53'48"W | 696.790 | No    | 3400.604     | 7841.541    |
| 4   | Line    | N11°19'03"E | 96.950  | No    | 3495.669     | 7860.567    |
| 5   | Line    | N12°19'03"E | 188.810 | No    | 3680.132     | 7900.846    |

Ending location (North, East) = ( 3680.132, 7900.846 )

Total Distance : 1906.050  
Total Traverse Stations : 6  
Misclosure Direction : N37°45'22"W (from ending location to starting location)  
Misclosure Distance : 0.002  
Error of Closure : 1:1049551.5  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 188128.634 sq. ft. (straight segment added to close  
traverse)

**= 4.318839 Acres**