

BOUNDARY DESCRIPTION
13.490 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northeast quarter of Section 31** and 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 Rev. Trust Dated 6/27/2023** recorded in official record volume 954, page 4041 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Cutter Road (Township Road 205) marking the southwest corner of the northwest quarter of Section 32.

Thence N 00° 43' 56" E 658.47 feet, along the west line of the quarter section and in Cutter Road, to a one inch diameter steel pipe found – witnessed by a capped reference pin found N 88° 58' 30" W 21.96 feet.

Thence N 12° 21' 53" E 128.85 feet, in Cutter Road and along the westerly line of Melvin E. and Emma D. Hostetler as described in official record volume 478, page 2516, to a railroad spike found.

Thence N 11° 19' 03" E 279.24 feet, in Cutter Road, along the westerly line of Hostetler and the extension thereof, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 88° 05' 55" W 22.65 feet.

Thence with the following SIXTEEN courses:

- 1) **N 88° 05' 55" W 431.65 feet**, passing into the southeast quarter of Section 31 at a distance of 77.29 feet, to a capped pin set.
- 2) **N 81° 10' 10" W 97.62 feet** to a capped pin set.
- 3) **N 05° 02' 54" E 28.58 feet** to a capped pin set.
- 4) **N 85° 58' 18" W 132.39 feet** to a capped pin set.
- 5) **N 69° 50' 22" W 418.56 feet** to a capped pin set.
- 6) **N 53° 43' 38" W 48.46 feet** to a capped pin set.
- 7) **N 09° 12' 51" E 25.39 feet** to a capped pin set.
- 8) **N 46° 55' 32" W 552.38 feet** to a capped pin set.
- 9) **N 46° 53' 05" E 14.47 feet** to a capped pin set.
- 10) **N 78° 19' 19" E 13.90 feet** to a capped pin set.

- 11) S 84° 30' 15" E 436.71 feet to a capped pin set.
- 12) S 84° 25' 03" E 763.11 feet to a capped pin set on the west line of Jerrod Walter and Denise Lynn Christman as described in official record volume 500, page 851.
- 13) S 01° 15' 47" W 155.11 feet, along the west line of Christman, to a 5/8 inch diameter steel pin found at the southwest corner thereof.
- 14) S 88° 58' 30" E 353.24 feet, along the south line of Christman and passing into the northwest quarter of Section 32 at a distance of 201.51 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 5/8 inch diameter steel reference pin found N 88° 58' 30" W 30.59 feet.
- 15) S 12° 19' 03" W 209.15 feet, along a westerly line of the 8.319 acre parcel and in Cutter Road, to a railroad spike found.
- 16) S 11° 19' 03" W 176.66 feet, along a westerly line of the 8.319 acre parcel, the extension thereof and in Cutter Road, to the **Point of Beginning**.

This parcel contains 13.490 acres; of which 12.502 acre lie in the southeast quarter of Section 31 and 0.988 acres lie in the southwest quarter of Section 32.

Prior Instrument: official record volume 954, page 4041.

Permanent Parcel #: part of 27-00179.007

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in October 2024, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume XX, page 922

All bearings are related and common with record survey QQ-554.

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 10/30/24

Edward A. Gasbarre, P.S. 7036

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Eli Miller Closure Report 224090

Lot Closure Report - Lot : 13.490 Ac

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Thursday, October 10, 2024, 1:53:42p.m.

Starting location (North, East) = (8410.525, 1853.444)

(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	N88°05'55"W	431.650	No	8424.847	1422.032
2	Line	N81°10'10"W	97.620	No	8439.833	1325.569
3	Line	N05°02'54"E	28.580	No	8468.302	1328.084
4	Line	N85°58'18"W	132.390	No	8477.603	1196.021
5	Line	N69°50'22"W	418.560	No	8621.860	803.106
6	Line	N53°43'38"W	48.460	No	8650.531	764.037
7	Line	N09°12'51"E	25.390	No	8675.593	768.102
8	Line	N46°55'32"W	552.380	No	9052.840	364.607
9	Line	N46°53'05"E	14.470	No	9062.730	375.170
10	Line	N78°19'19"E	13.900	No	9065.543	388.782
11	Line	S84°30'15"E	436.710	No	9023.718	823.485
12	Line	S84°25'03"E	763.110	No	8949.483	1582.975
13	Line	S01°15'47"W	155.110	No	8794.411	1579.556
14	Line	S88°58'30"E	353.240	No	8788.092	1932.740
15	Line	S12°19'03"W	209.150	No	8583.757	1888.122
16	Line	S11°19'03"W	176.660	No	8410.532	1853.453

Ending location (North, East) = (8410.532, 1853.453)

Total Distance : 3857.380
Total Traverse Stations : 17
Misclosure Direction : S55°01'58"W (from ending location to starting location)
Misclosure Distance : 0.011
Error of Closure : 1:338851.8
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 587626.157 sq. ft. (straight segment added to close traverse)

= 13.490040 Acres