

BOUNDARY DESCRIPTION
37.565 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northeast quarter of Section 20, T-15N, R-12W.**

Being part of the land described in a deed to **Ivan L. and Erma Miller** recorded in official record volume 420, page 1403 and all of the land described in official record volume 523, page 122 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Salt Creek Road (County Road 109) marking the southwest corner of the northeast quarter of Section 20.

Thence S 87° 00' 03" E 30.00 feet, in Salt Creek Road and along the south line of the quarter section, to the southeast corner of a 19.135 acre tract described in a deed to Henry H. and Erma A. Miller recorded in official record volume 823, page 663, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found N 3° 35' 53" E 26.59 feet.

Thence with the following TWELVE courses:

- 1) **N 3° 35' 53" E 1406.58 feet**, along an easterly line of the 19.135 acre tract, to a capped pin found.
- 2) **S 80° 12' 48" E 759.70 feet**, along a southerly line of the 19.135 acre tract, to a capped pin set at the southeast corner thereof.
- 3) **S 75° 51' 27" E 203.30 feet** to a capped pin set.
- 4) **S 88° 00' 03" E 339.49 feet** to a capped pin found at the northwest corner of a 6.901 acre parcel described in a deed to Jonas R. and Barbara M. Yoder recorded in official record volume 743, page 2558.
- 5) **S 3° 59' 46" W 1040.98 feet**, along a westerly line of the 6.901 acre parcel and the extension thereof, to a capped pin set at a westerly corner of Edwin U. Mast as described in official record volume 927, page 1915.
- 6) **S 86° 32' 50" E 43.00 feet**, along the southerly line of Mast, to a point – witnessed by a capped reference pin set S 2° 53' 20" W 4.00 feet.
- 7) **S 2° 53' 20" W 242.19 feet**, along a westerly line of Mast and the extension thereof, to a point in Salt Creek Road on the south line of the quarter section – witnessed by a capped reference pin found N 2° 53' 20" E 30.00 feet.

- 8) **N 87° 00' 03" W 480.51 feet**, along the south line of the quarter section and in Salt Creek Road, to the southeast corner of a 2.093 acre parcel described in a deed to Wayne A. and Alma Miller recorded in official record volume 959, page 2236 – witnessed by a capped reference pin found N 15° 08' 30" E 20.91 feet.
- 9) **N 15° 08' 30" E 403.14 feet**, along the east line of the 2.093 acre parcel, to a capped pin found.
- 10) **N 68° 14' 31" W 209.27 feet**, along the north line of the 2.093 acre parcel, to a capped pin found.
- 11) **S 15° 15' 13" W 472.18 feet**, along the west line of the 2.093 acre parcel, to a point in Salt Creek Road on the south line of the quarter section – witnessed by a capped reference pin found N 15° 15' 13" E 23.59 feet.
- 12) **N 87° 00' 03" W 639.24 feet**, along the south line of the quarter section and in Salt Creek Road, to the **Point of Beginning**.

This parcel contains 37.565 acres and is subject to the access easement described in official record volume ___, page ___.

This parcel is also subject to the Sanitary Sewer Easement described in official record volume 713, page 1631

Prior Instrument: official record volume 420, page 1403 and official record volume 523, page 122.

Permanent Parcel #: part of 45-00547.000 and all of 45-00547.004

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 929

All bearings are related and common with record survey XX-646.

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.

 10/15/24
Edward A. Gasbarre, P.S. 7036

\\Hp4\Data (F)\ADAT4\AJOB5\2K24\job007\Miller_Legal_37.565Ac.docx



BOUNDARY DESCRIPTION
43.628 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southeast quarter of Section 17** and the **northeast quarter of Section 20, T-15N, R-12W.**

Being part of the land described in a deed to **Ivan L. and Erma Miller** recorded in official record volume 420, page 1403 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch by 3/4 inch steel bar found in the intersection of Apple Creek Road (Township Road 44) and Frease Road (Township Road 340) marking the northeast corner of the northeast quarter of Section 20.

Thence N 86° 18' 27" W 1209.25 feet, along the north line of the quarter section, to a stone monument found at the northwest corner of a 4.669 acre parcel described in a deed to Andrew D. and Edna R. Miller recorded in official record volume 848, page 947, the **Point of Beginning** for the parcel herein described.

Thence with the following FIFTEEN courses:

- 1) **S 4° 11' 33" W 521.41 feet**, along the west line of the 4.669 acre parcel and the extension thereof, to a capped pin found at a westerly corner of Oakland Real Estate, Ltd. as described in official record volume 886, page 3478.
- 2) **S 16° 40' 04" E 625.16 feet**, along a westerly line of Oakland Real Estate, Ltd. and the extension thereof, to a 1-1/2 inch diameter steel pipe found at a westerly corner of Jacob M. and Ada Miller as described in official record volume 589, page 878.
- 3) **S 36° 08' 33" E 259.98 feet**, along a westerly line of Miller and the extension thereof, to a 1-3/4 inch diameter steel pipe found at a westerly corner of Leroy A. and Fanny Troyer as described in official record volume 959, page 683.
- 4) **S 4° 00' 00" W 87.02 feet**, along a westerly line of Troyer, to the northeast corner of a 6.901 acre parcel described in a deed to Jonas R. and Barbara M. Yoder recorded in official record volume 743, page 2558 – witnessed by a capped reference pin found N 86° 16' 23" W 142.79 feet.
- 5) **N 86° 16' 23" W 550.00 feet** to a capped pin found at the northwest corner of the 6.901 acre parcel.
- 6) **N 88° 00' 03" W 339.49 feet** to a capped pin set.
- 7) **N 75° 51' 27" W 203.30 feet** to a capped pin set at an easterly corner of a 19.135 acre tract described in a deed to Henry H. and Erma A. Miller recorded in official record volume 823, page 663.
- 8) **N 3° 35' 53" E 1026.45 feet**, along an easterly line of the 19.135 acre tract and passing through a capped reference pin found at 1005.86 feet, to the center of the bed of the Salt Creek.

- 9) **N 89° 11' 49" W 109.96 feet** (more or less), with the center of the bed of the Salt Creek and the meanderings thereof.
- 10) **N 67° 05' 53" W 66.86 feet** (more or less), with the center of the bed of the Salt Creek and the meanderings thereof, to the east line of Fredericksburg American Legion Post 651 as described in deed volume 369, page 102.
- 11) **N 3° 51' 20" E 325.63 feet** (more or less), along the east line of Fredericksburg American Legion Post 651, to a point in a ditch on the north line of the quarter section – witnessed by a 1-1/4 inch diameter steel reference pipe found S 3° 51' 20" W 263.99 feet and a capped reference pin set on the north line of the quarter section that bears S 86° 12' 21" E 5.00 feet.
- 12) **N 3° 36' 33" E 1195.46 feet**, into the southeast quarter of Section 17 and along the east line of Fredericksburg American Legion Post 651, to the northeast corner thereof – witnessed by a capped reference pin set S 86° 51' 26" E 12.00 feet.
- 13) **S 86° 51' 26" E 580.03 feet**, along the south line of Lamar J. and Barbara Ann Hochstetler as described in official record volume 405, page 2343, to a capped pin found.
- 14) **S 3° 25' 17" W 1202.07 feet**, along a westerly line of Myron W. and Karen J. Troyer as described in official record volume 962, page 5023 and the extension thereof, to a steel axle found on the south line of the quarter section.
- 15) **S 86° 12' 21" E 300.01 feet**, along the south line of the quarter section, to the **Point of Beginning**.

This parcel contains 43.628 acres; of which 16.016 acres lie in the southeast quarter of Section 17 and 27.612 acres lies in the northeast quarter of Section 20.
A portion of this parcel lies within a known floodplain.

This parcel is benefitted by the access easement described in official record volume ___, page ___.

Prior Instrument: official record volume 420, page 1403.

Permanent Parcel #: part of 45-00547.000

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 929

All bearings are related and common with record survey XX-646.

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 10/15/24

Edward A. Gasbarre, P.S. 7036

Hp4 Data (F)\ADAT4\AJOB52K24-jeb007-Miller-Legal-AP-565Ac.docx



- 1) N 2° 59' 57" E 60.00 feet to a point of curvature.
- 2) **Northwesterly**, with the arc of a curve to the left, a distance of 54.98 feet to a point of tangency.
The aforementioned curve has the following properties;
Central Angle = 90°00'00" Chord Bearing = N 42°00'03" W
Radius = 35.00 feet Chord Distance = 49.50 feet
- 3) N 87° 00' 03" W 228.08 feet to an easterly line of a 19.135 acre tract described in a deed to Henry H. and Erma A. Miller recorded in official record volume 823, page 663.
- 4) N 3° 35' 53" E 1311.58 feet, along an easterly line of the 19.135 acre tract, to a capped pin found.
- 5) S 80° 12' 48" E 759.70 feet, along a southerly line of the 19.135 acre tract, to a capped pin set at the southeast corner thereof.
- 6) S 75° 51' 27" E 203.30 feet to a capped pin set.
- 7) S 4° 00' 37" W 32.63 feet to a capped pin set.
- 8) N 77° 40' 05" W 398.55 feet to a capped pin set.
- 9) N 86° 24' 07" W 321.49 feet to a capped pin set.
- 10) N 71° 48' 39" W 171.20 feet to a capped pin set.
- 11) S 55° 53' 27" W 55.37 feet to a capped pin set.
- 12) S 3° 35' 53" W 1163.94 feet to a capped pin set.

- 13) S 41° 42' 05" W 49.76 feet to a capped pin set.
- 14) S 87° 00' 03" E 162.40 feet to a capped pin set at a point of curvature.
- 15) **Southeasterly**, with the arc of a curve to the right, a distance of 102.10 feet to a capped pin set at a point of tangency.
The aforementioned curve has the following properties;
Central Angle = 90°00'00" Chord Bearing = S 42°00'03" E
Radius = 65.00 feet Chord Distance = 91.92 feet
- 16) S 2° 59' 57" W 60.00 feet to a point in Salt Creek Road on the south line of the quarter section – witnessed by a capped reference pin set N 2° 59' 57" E 22.22 feet.
- 17) N 87° 00' 03" W 30.00 feet, along the south line of the quarter section and in Salt Creek Road, to the **Point of Beginning**.

Prior Instrument: official record volume 420, page 1403.

Permanent Parcel #: part of 45-00547.000

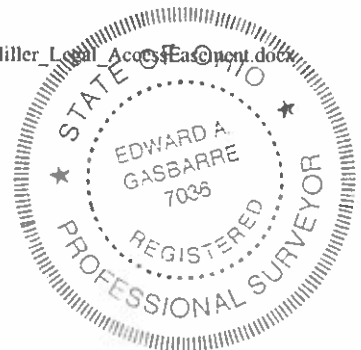
This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in October 2024, on behalf of R.W. Gasbarre & Associates, Inc.
A copy of which is on file at the Wayne County map office. See survey volume XX, page 929

All bearings are related and common with record survey XX-646.

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

\\Hp4\Data (F)\ADAT4\AJOB5\2K24\job007\Miller_Logal_Accord\East\pent.docx



BOUNDARY DESCRIPTION
Secondary Access Easement benefitting a 43.628 acre tract

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northeast quarter of Section 20, T-15N, R-12W.**

Being part of the land described in a deed to **Henry H. and Erma A. Miller** recorded in official record volume 823, page 663 of the Wayne County records.

Described as follows:

More particularly being a 30 feet wide strip of land located east of the following described west line.

Beginning at a 5/8 inch diameter steel pin found in Salt Creek Road (County Road 109) marking the southwest corner of the northeast quarter of Section 20.

Thence **N 3° 35' 53" E 160.00 feet**, along the west line of the quarter section, the same being the west line of the grantor, and there terminate.

Prior Instrument: official record volume 823, page 663.

Permanent Parcel #: part of 45-00547.003

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 929

All bearings are related and common with record survey XX-646.

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

\\Hp4\ Data (F)\ADAT4\AJOB5\2K24\job007\Miller Legal_SecodaryEasement.docx



Lot Closure Report - Lot : North

file- H:\ADAT4\AJOB5\2K24\job007\RWG_Record.ms\lc_North.txt
 Saturday, October 12, 2024, 9:29:21a.m.

Starting location (North, East) = (5113.737, 11681.321)

(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	N03°35'53"E	1026.450	No	6138.163	11745.737
2	Line	N89°11'49"W	109.960	No	6139.704	11635.788
3	Line	N67°05'53"W	66.860	No	6165.723	11574.198
4	Line	N03°51'20"E	325.630	No	6490.616	11596.094
5	Line	N03°36'33"E	1195.460	No	7683.705	11671.349
6	Line	S86°51'26"E	580.030	No	7651.906	12250.506
7	Line	S03°25'17"W	1202.070	No	6451.978	12178.768
8	Line	S86°12'21"E	300.010	No	6432.126	12478.120
9	Line	S04°11'33"W	521.410	No	5912.111	12440.001
10	Line	S16°40'04"E	625.160	No	5313.218	12619.311
11	Line	S36°08'43"E	259.980	No	5103.278	12772.656
12	Line	S04°00'00"W	87.020	No	5016.470	12766.586
13	Line	N86°16'23"W	550.000	No	5052.221	12217.749
14	Line	N88°00'03"W	339.490	No	5064.064	11878.466
15	Line	N75°51'27"W	203.300	No	5113.737	11681.327

Ending location (North, East) = (5113.737, 11681.327)

Total Distance : 7392.830
 Total Traverse Stations : 16
 Misclosure Direction : S87°32'42"W (from ending location to starting location)
 Misclosure Distance : 0.007
 Error of Closure : 1:1079129.3
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 1900453.687 sq. ft. (straight segment added to close traverse)
 = 43.628413 Acres

Lot Closure Report - Lot : North

file- H:\ADAT4\AJOB5\2K24\job007\RWG_Record.msx\lc_North.txt
 Saturday, October 12, 2024, 9:29:21a.m.

Starting location (North, East) = (5113.737, 11681.321)

(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	N03°35'53"E	1026.450	No	6138.163	11745.737
2	Line	N89°11'49"W	109.960	No	6139.704	11635.788
3	Line	N67°05'53"W	66.860	No	6165.723	11574.198
4	Line	N03°51'20"E	325.630	No	6490.616	11596.094
5	Line	N03°36'33"E	1195.460	No	7683.705	11671.349
6	Line	S86°51'26"E	580.030	No	7651.906	12250.506
7	Line	S03°25'17"W	1202.070	No	6451.978	12178.768
8	Line	S86°12'21"E	300.010	No	6432.126	12478.120
9	Line	S04°11'33"W	521.410	No	5912.111	12440.001
10	Line	S16°40'04"E	625.160	No	5313.218	12619.311
11	Line	S36°08'43"E	259.980	No	5103.278	12772.656
12	Line	S04°00'00"W	87.020	No	5016.470	12766.586
13	Line	N86°16'23"W	550.000	No	5052.221	12217.749
14	Line	N88°00'03"W	339.490	No	5064.064	11878.466
15	Line	N75°51'27"W	203.300	No	5113.737	11681.327

Ending location (North, East) = (5113.737, 11681.327)

Total Distance : 7392.830
 Total Traverse Stations : 16
 Misclosure Direction : S87°32'42"W (from ending location to starting location)
 Misclosure Distance : 0.007
 Error of Closure : 1:1079129.3
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 1900453.687 sq. ft. (straight segment added to close traverse)
 = 43.628413 Acres

Lot Closure Report - Lot : easement

file- H:\ADAT4\AJOB5\2K24\job007\RWG_Record.ms\lc_easement.txt

Saturday, October 12, 2024, 9:37:39a.m.

Starting location (North, East) = (5064.064, 11878.466)

(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	S04°00'37"W	32.630	No	5031.514	11876.184
2	Line	N77°40'05"W	398.550	No	5116.634	11486.830
3	Line	N86°24'07"W	321.490	No	5136.810	11165.973
4	Line	N71°48'39"W	171.200	No	5190.251	11003.328
5	Line	S55°53'27"W	55.370	No	5159.201	10957.483
6	Line	S03°35'53"W	1163.940	No	3997.555	10884.438
7	Line	S41°42'05"E	49.760	No	3960.403	10917.541
8	Line	S87°00'03"E	162.400	No	3951.906	11079.719
9	Curve	S42°00'03"E	91.924	No	3883.594	11141.229
ARC= 102.102, RAD= 65.000, DELTA= 90°00'00"						
BC TO RAD= S02°59'57"W						
RAD TO EC= S87°00'03"E						
ADD_ARC_AREA = 1205.807						
10	Line	S02°59'57"W	60.000	No	3823.676	11138.089
11	Line	N87°00'03"W	30.000	No	3825.246	11108.130
12	Line	N02°59'57"E	60.000	No	3885.164	11111.270
13	Curve	N42°00'03"W	49.497	No	3921.947	11078.149
ARC= 54.978, RAD= 35.000, DELTA= 90°00'00"						
BC TO RAD= N87°00'03"W						
RAD TO EC= N02°59'57"E						
SUBTRACT_ARC_AREA = 349.613						
14	Line	N87°00'03"W	228.080	No	3933.881	10850.381
15	Line	N03°35'53"E	1311.580	No	5242.875	10932.692
16	Line	S80°12'48"E	759.700	No	5113.741	11681.336
17	Line	S75°51'27"E	203.300	No	5064.068	11878.474

Ending location (North, East) = (5064.068, 11878.474)

Total Distance : 5165.080
 Total Traverse Stations : 18
 Misclosure Direction : S62°42'33"W (from ending location to starting location)
 Misclosure Distance : 0.010
 Error of Closure : 1:530568.8
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 90639.405 sq. ft. (straight segment added to close traverse)
 = 2.080794 Acres
