

**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.

*Edward A. Gasbarre* 10/15/24

Edward A. Gasbarre, P.S. 7036

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**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

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**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* 10/15/24

Edward A. Gasbarre, P.S. 7036

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Lot Closure Report - Lot : North

file- H:\ADAT4\AJOB5\2K24\job007\RWG\_Record.msj\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

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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

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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

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