

BOUNDARY DESCRIPTION

1.153 Acres

Situated in the State of Ohio, County of Wayne, Township of Franklin in the southeast quarter of Section 12, T-14N, R-13W.

Being part of the land described in a deed to Marvin L. and Fannie H. Weaver recorded in official record volume 899, page 360 of the Wayne County records.

Described as follows:

Commencing at a marked granite stone found marking the center of Section 12.

Thence N 89° 11' 37" E 117.34 feet, along the north line of the quarter section, to the northwest corner of said Weaver - witnessed by a 1-3/4 inch diameter steel pipe found S 25° 45' 53" E 0.71 feet.

Thence S 25° 45' 53" E 1146.48 feet, along the westerly line of Weaver, to the southwesterly corner thereof and the Point of Beginning for the parcel herein described – witnessed by capped reference pins found N 25° 45' 53" W 10.00 feet and S 70° 37' 34" E 10.00 feet.

Thence with the following FOUR courses:

- 1) N 89° 56' 48" E 616.22 feet, passing over a capped pin set at a distance of 32.70 feet, to a capped pin set on the west line of Robert J. and Nettie A. Miller as described in official record volume 885, page 4799.
- 2) S 00° 49' 41" E 108.36 feet, along the west line of Miller, to a capped pin found at the southwest corner thereof.
- 3) S 89° 56' 48" W 310.49 feet, along a northerly line of J & P Land Holdings, LLC as described in official record volume 966, page 549, to 1-1/4 inch diameter steel pipe found.
- 4) N 70° 37' 34" W 325.75 feet, along the northerly line of Joshua and Arie Miller as described in official record volume 964, page 4372, to the Point of Beginning.

This parcel contains 1.153 acres and has no frontage on any public way.

Prior Instrument: official record volume 899, page 360.

Permanent Parcel #: part of 29-00004.004

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 2025, on behalf of R.W. Gasbarre & Associates, Inc.

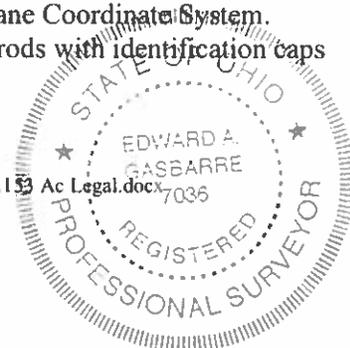
A copy of which is on file at the Wayne County map office. See survey volume XX, page 983.

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System. 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.

 2/04/25

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
2.377 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southeast quarter of Section 12, T-14N, R-13W.**

Being all of the land described in deeds to **Joshua and Arie Miller** recorded in official record volume 964, page 4372 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a marked granite stone found marking the center of Section 12.

Thence N 89° 11' 37" E 117.34 feet, along the north line of the quarter section, to the northwest corner of Marvin L. and Fannie H. Weaver as described in official record volume 899, page 360 – witnessed by a 1-3/4 inch diameter steel pipe found S 25° 45' 53" E 0.71 feet.

Thence S 25° 45' 53" E 1146.48 feet, along the westerly line of Weaver, to the southwesterly corner thereof and the **Point of Beginning** for the parcel herein described – witnessed by capped reference pins found N 25° 45' 53" W 10.00 feet and S 70° 37' 34" E 10.00 feet.

Thence with the following EIGHT courses:

- 1) **N 89° 56' 48" E 616.22 feet**, passing over a capped pin set at a distance of 32.70 feet, to a capped pin set on the west line of Robert J. and Nettie A. Miller as described in official record volume 885, page 4799.
- 2) **S 00° 49' 41" E 108.36 feet**, along the west line of Miller, to a capped pin found at the southwest corner thereof.
- 3) **S 89° 56' 48" W 310.49 feet**, along a northerly line of J & P Land Holdings, LLC as described in official record volume 966, page 549, to 1-1/4 inch diameter steel pipe found.
- 4) **S 00° 44' 08" E 139.76 feet**, along a westerly line of J & P Land Holdings, LLC, to a 1-1/4 inch diameter steel pipe found.
- 5) **S 89° 17' 13" W 519.51 feet**, along a northerly line of J & P Land Holdings, LLC, to a point in Fredericksburg Road (County Road 501) – witnessed by a capped reference pin marked "Baker Surveying, LLC" found N 89° 17' 13" E 30.09 feet.

- 6) **N 25° 47' 49" W 27.60 feet** in Fredericksburg Road and along the easterly line of Mary Miller and Esther Miller as described in official record volume 967, page 4211, to a point – witnessed by 1-3/4 inch diameter steel reference pipe found N 89° 18' 05" E 33.57 feet.
- 7) **N 89° 18' 05" E 331.20 feet**, in part along the south line of Lot 15 of the JB Lytle Allotment No. 1 as recorded in plat volume 6, page 347, to a 1-1/2 inch diameter steel pipe found at the southeast corner thereof.
- 8) **N 25° 45' 53" W 250.26 feet**, along the easterly line of Lot 15, to the **Point of Beginning**.

This parcel contains 2.377 acres.

Prior Instrument: official record volume 964, page 4372 and official record volume _____, page _____.

Permanent Parcel #: all of 29-00004.003

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 2025, 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 983.

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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

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Miller Closure Report 225003

Lot Closure Report - Lot : 1.153 Ac

file- H:\ADAT4\AJOB5\2K25\Job003\225003.ms\lc_1.153 Ac.txt
 Thursday, January 30, 2025, 11:28:10a.m.

Starting location (North, East) = (377419.094, 2137708.820)

(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	S00°49'41"E	108.360	No	377310.746	2137710.386
2	Line	S89°56'48"W	310.490	No	377310.457	2137399.896
3	Line	N70°37'34"W	325.750	No	377418.518	2137092.592
4	Line	N89°56'48"E	616.220	No	377419.092	2137708.812

Ending location (North, East) = (377419.092, 2137708.812)

Total Distance : 1360.820
 Total Traverse Stations : 5
 Misclosure Direction : N72°07'20"E (from ending location to starting location)
 Misclosure Distance : 0.009
 Error of Closure : 1:158032.5
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 50203.783 sq. ft. (straight segment added to close traverse)
= 1.152520 Acres

Lot Closure Report - Lot : 2.377 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S89°56'48"W	310.490	No	377067.855	2137303.675
2	Line	S00°44'08"E	139.760	No	376928.107	2137305.469
3	Line	S89°17'13"W	519.510	No	376921.641	2136785.999
4	Line	N25°47'49"W	27.600	No	376946.491	2136773.988
5	Line	N89°18'05"E	331.200	No	376950.529	2137105.164
6	Line	N25°45'53"W	250.260	No	377175.910	2136996.382
7	Line	N89°56'48"E	616.220	No	377176.484	2137612.601
8	Line	S00°49'41"E	108.360	No	377068.135	2137614.167

Ending location (North, East) = (377068.135, 2137614.167)

Total Distance : 2303.400
 Total Traverse Stations : 9
 Misclosure Direction : N14°28'37"W (from ending location to starting location)
 Misclosure Distance : 0.010
 Error of Closure : 1:239199.0
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 103538.658 sq. ft. (straight segment added to close traverse)
= 2.376921 Acres