

## BOUNDARY DESCRIPTION

**0.087 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Milton** in the **southeast quarter of Section 23, T-18N, R-12W.**

Being part of the land described in a deed to **Aaron and Lynne M. Beery** recorded in official record volume 959, page 574 of the Wayne County records.

Described as follows:

**Commencing** in Steiner Road (Township Road 108) at the southwest corner of the southeast quarter of Section 23 – said corner witnessed by a one inch diameter crimped steel reference pipe found N 03° 29' 59" E 25.00 feet.

Thence S 85° 0' 00" E 789.20 feet, along the south line of the quarter section and in Steiner Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 05° 51' 00" E 23.04 feet.

Thence with the following FIVE courses:

- 1) N 05° 51' 00" E 208.36 feet to a capped pin set.
- 2) N 30° 32' 35" W 44.75 feet to a point in a stream at a northerly corner of said Beery – witnessed by a capped reference pin set S 05° 51' 00" W 10.00 feet.
- 3) S 85° 30' 00" E 40.00 feet, along a northerly line of Beery, to the northeast corner thereof.
- 4) S 05° 51' 00" W 245.00 feet, along the east line of Beery, to a point on the south line of the quarter section and in Steiner Road – witnessed by a 3/4 inch diameter crimped steel reference pipe found N 05° 51' 00" E 25.45 feet.
- 5) N 85° 30' 00" W 13.44 feet, along the south line of the quarter section and in Steiner Road, to the **Point of Beginning.**

**This parcel contains 0.087 acres.**

**Prior Instrument: official record volume 959, page 574.**

**Permanent Parcel #; part of 37-00268.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 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 yy, page 003

All bearings are related and based on the south line of the quarter section according to record survey AA-297B

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* 3/27/25

Edward A. Gasbarre, P.S. 7036

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## BOUNDARY DESCRIPTION

**1.603 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Milton** in the **southeast quarter of Section 23, T-18N, R-12W.**

Being part of the land described in a deed to **Aaron and Lynne M. Beery** recorded in official record volume 959, page 574 of the Wayne County records.

Described as follows:

**Commencing** in Steiner Road (Township Road 108) at the southwest corner of the southeast quarter of Section 23 – said corner witnessed by a one inch diameter crimped steel reference pipe found N 03° 29' 59" E 25.00 feet.

Thence S 85° 0' 00" E 580.64 feet, along the south line of the quarter section and in Steiner Road, to the southwest corner of said Beery, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 05° 51' 00" E 32.67 feet.

Thence with the following SEVEN courses:

The following four courses (1 through 4) follow the lines of Beery.

- 1) N 05° 51' 00" E 245.00 feet to a capped pin set.
- 2) N 09° 17' 30" E 233.80 feet to a one inch diameter crimped steel pipe found.
- 3) S 26° 04' 20" E 183.44 feet to a point in a stream – witnessed by a capped reference pin set S 05° 51' 00" W 10.00 feet.
- 4) S 38° 10' 00" E 102.06 feet, in the stream, to a point - witnessed by a capped reference pin set S 05° 51' 00" W 10.00 feet.
- 5) S 30° 32' 35" E 44.75 feet to a capped pin set.
- 6) S 05° 51' 00" W 208.36 feet to a point on the south line of the quarter section and in Steiner Road – witnessed by a capped reference pin set N 05° 51' 00" E 23.04 feet.
- 7) N 85° 30' 00" W 208.56 feet, along the south line of the quarter section and in Steiner Road, to the **Point of Beginning.**

**This parcel contains 1.603 acres.**

**Prior Instrument: official record volume 959, page 574.**

**Permanent Parcel #; part of 37-00268.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 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 YY, page 003.

All bearings are related and based on the south line of the quarter section according to record survey AA-297B.

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 3/27/25

Edward A. Gasbarre, P.S. 7036

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# Beery Closure Report 224131

Lot Closure Report - Lot : 1.603 Ac

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Wednesday, March 5, 2025, 3:01:46p.m.

Starting location (North, East) = ( 4223.919, 5459.805 )

(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	N05°51'00"E	245.000	No	4467.643	5484.776
2	Line	N09°17'30"E	233.800	No	4698.375	5522.526
3	Line	S26°04'20"E	183.440	No	4533.602	5603.148
4	Line	S38°10'00"E	102.060	No	4453.361	5666.216
5	Line	S30°32'35"E	44.750	No	4414.820	5688.958
6	Line	S05°51'00"W	208.360	No	4207.545	5667.721
7	Line	N85°30'00"W	208.560	No	4223.909	5459.804

Ending location (North, East) = ( 4223.909, 5459.804 )

Total Distance : 1225.970

Total Traverse Stations : 8

Misclosure Direction : N06°30'31"E (from ending location to starting location)

Misclosure Distance : 0.010

Error of Closure : 1:117138.1

Frontage : 0.000

Frontage/Perimeter : 0.0 percent

AREA : 69838.629 sq. ft. (straight segment added to close traverse)

**= 1.603274 Acres**

Lot Closure Report - Lot : 0.087 Ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N05°51'00"E	208.360	No	4414.820	5688.958
2	Line	N30°32'35"W	44.750	No	4453.361	5666.216
3	Line	S85°30'00"E	40.000	No	4450.223	5706.093
4	Line	S05°51'00"W	245.000	No	4206.498	5681.122
5	Line	N85°30'00"W	13.440	No	4207.553	5667.723

Ending location (North, East) = ( 4207.553, 5667.723 )

Total Distance : 551.550

Total Traverse Stations : 6

Misclosure Direction : S16°30'23"W (from ending location to starting location)

Misclosure Distance : 0.008

Error of Closure : 1:68068.3

Frontage : 0.000

Frontage/Perimeter : 0.0 percent

AREA : 3778.775 sq. ft. (straight segment added to close traverse)

**= 0.086749 Acres**