

**BOUNDARY DESCRIPTION**  
**3.008 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **southeast quarter of Section 20, T-15N, R-11W.**

Being part of a 10.000 acre parcel described in a deed to **Aden L. and Esther A. Yoder** recorded in official record volume 923, page 5755 of the Wayne County records.

Described as follows:

**Commencing** at a capped pin found marking the southwest corner of the southeast quarter of Section 20.

Thence N 03° 19' 46" E 618.41 feet, along the west line of the quarter section, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) **N 03° 19' 46" E 230.22 feet**, along the west line of the quarter section, to a point in Massillon Road (State Route 241) – witnessed by a 5/8 inch diameter steel reference pin found S 03° 19' 46" W 30.22 feet.
- 2) **N 55° 06' 11" E 415.09 feet**, in Massillon Road, to the northwest corner of a 10.964 acre parcel described in said deed to Yoder – witnessed by a capped reference pin set S 07° 31' 33" E 46.19 feet.
- 3) **S 07° 31' 33" E 453.93 feet**, along the west line of the 10.964 acre parcel, to a capped pin set.
- 4) **S 87° 36' 14" W 413.63 feet** to the **Point of Beginning**.

**This parcel contains 3.008 acres.**

**Prior Instrument: official record volume 923, page 5755.**

**Permanent Parcel #: part of 39-00524.002**

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 YY, page 004

All bearings are related and common with record survey SS-143.

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

H:\ADAT4\AJOB\2K25\job001\Yoder\008 Ac 1000.docx



**BOUNDARY DESCRIPTION**  
**Access Easement - 30 feet wide**

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **southeast quarter of Section 20, T-15N, R-11W.**

Being part of a 10.964 acre parcel described in a deed to **Aden L. and Esther A. Yoder** recorded in official record volume 923, page 5755 of the Wayne County records.

More particularly being a strip of land lying between parallel lines located 30 feet easterly (left) of the following described west line along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

**Commencing** at a capped pin found marking the southwest corner of the southeast quarter of Section 20.

Thence N 03° 19' 46" E 848.63 feet, along the west line of the quarter section, to a point in Massillon Road (State Route 241) – witnessed by a 5/8" inch diameter steel reference pin found S 03° 19' 46" W 30.22 feet.

Thence N 55° 06' 11" E 415.09 feet in Massillon Road, to the northwest corner of said 10.964 acre parcel, the **Point of Beginning** for the easement herein described – witnessed by a capped reference pin set S 07° 31' 33" E 46.19 feet.

Thence with the following course:

**S 07° 31' 33" E 614.00 feet** along the west line of the 10.964 acre parcel and there **Terminate**.

**Prior Instrument: official record volume 923, page 5755.**

**Permanent Parcel #: part of 39-00524.017**

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 YY, page 004

All bearings are related and common with record survey SS-143.

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* 2/26/25

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB\2K25\job001\Yoder 30 Foot Access Easement Legal.docx



BOUNDARY DESCRIPTION  
6.992 Acres

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **southeast quarter of Section 20, T-15N, R-11W.**

Being part of a 10.000 acre parcel described in a deed to **Aden L. and Esther A. Yoder** recorded in official record volume 923, page 5755 of the Wayne County records.

Described as follows:

**Beginning** at a capped pin found marking the southwest corner of the southeast quarter of Section 20.

Thence with the following FOUR courses:

- 1) **N 03° 19' 46" E 618.41 feet**, along the west line of the quarter section, to a capped pin set.
- 2) **N 87° 36' 14" E 413.63 feet** to a capped pin set on the west line of a 10.964 acre parcel described in said deed to Yoder.
- 3) **S 07° 31' 33" E 671.06 feet**, along the west line of the 10.964 acre parcel, to a 5/8 inch diameter steel pin found at the southwest corner thereof and on the line between Wayne County and Holmes County.
- 4) **N 86° 44' 11" W 537.95 feet**, along the south line of the quarter section and the county line, to the **Point of Beginning**.

**This parcel contains 6.992 acres** and has no frontage on any public way.

This parcel is benefited by the Access Easement described in official record volume \_\_\_\_, page \_\_\_\_.

**Prior Instrument: official record volume 923, page 5755.**

**Permanent Parcel #: part of 39-00524.002**

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 yy, page 004

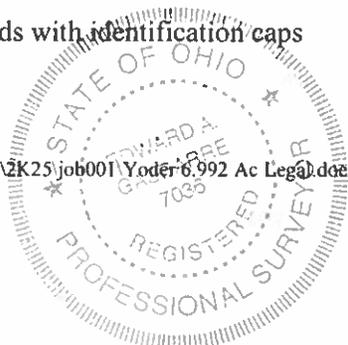
All bearings are related and common with record survey SS-143.

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.

 2/26/25

Edward A. Gasbarre, P.S. 7036

HAADAT4\AJOB52K25\job001\Yoder-6.992 Ac Legal.docx



# Yoder Closure Report 225001

Lot Closure Report - Lot : 3.008 Ac

=====  
file- C:\Blocks\Aprv county.msj\lc\_3.008 Ac.txt  
Monday, February 17, 2025, 8:35:57a.m.

Starting location (North, East) = ( 5093.775, 8074.150 )

(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	S07°31'33"E	453.930	No	4643.755	8133.603
2	Line	S87°36'14"W	413.630	No	4626.463	7720.335
3	Line	N03°19'46"E	230.220	No	4856.294	7733.705
4	Line	N55°06'11"E	415.090	No	5093.768	8074.155

Ending location (North, East) = ( 5093.768, 8074.155 )

Total Distance : 1512.870  
Total Traverse Stations : 5  
Misclosure Direction : N29°58'30"W (from ending location to starting location)  
Misclosure Distance : 0.009  
Error of Closure : 1:174846.7  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 131036.615 sq. ft. (straight segment added to close traverse)  
**= 3.008187 Acres**

Lot Closure Report - Lot : 6.992 Ac

=====  

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S07°31'33"E	671.060	No	3978.476	8221.494
2	Line	N86°44'11"W	537.950	No	4009.102	7684.416
3	Line	N03°19'46"E	618.410	No	4626.468	7720.332
4	Line	N87°36'14"E	413.630	No	4643.761	8133.600

Ending location (North, East) = ( 4643.761, 8133.600 )

Total Distance : 2241.050  
Total Traverse Stations : 5  
Misclosure Direction : S28°52'43"E (from ending location to starting location)  
Misclosure Distance : 0.006  
Error of Closure : 1:376734.2  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 304567.961 sq. ft. (straight segment added to close traverse)  
**= 6.991918 Acres**