

BOUNDARY DESCRIPTION

36.759 Acres

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **northwest and southwest quarters of Section 25, T-21N, R-15W.**

Being part of the land described in deeds to **Dee Ann Eley** recorded in deed volume 686, page 687 and official record volume 580, page 809 of the Wayne County records.

Described as follows:

**Commencing** at a one inch diameter steel pipe found marking the southwest corner of the northwest quarter of Section 25.

Thence N 89° 25' 00" E 495.00 feet, along the south line of the quarter section, to a capped pin found on the east line of Joseph A. and Lydia Gingerich as described in official record volume 783, page 2484, the **Point of Beginning** for the parcel herein described.

Thence with the following NINETEEN courses:

- 1) N 00° 33' 45" W 501.11 feet, along the east line of Gingerich, to a point in Blachleyville Road (State Route 95) – witnessed by a capped reference pin found S 00° 33' 45" E 31.64 feet.
- 2) N 70° 53' 13" E 418.54 feet, in Blachleyville Road, to a northwesterly corner of Thomas S. Eley as described in deed volume 714, page 758, deed volume 724, page 331, official record volume 5, page 269, official record volume 550, page 1762 and official record volume \_\_\_\_\_, page \_\_\_\_ – witnessed by a capped reference pin found S 15° 45' 16" W 21.04 feet.

The following EIGHT courses (courses 3 through 10) follow the lines of Thomas S. Eley.

- 3) S 15° 45' 16" W 62.60 feet to a capped pin found.
- 4) S 28° 17' 08" E 128.08 feet to a capped pin found.
- 5) S 54° 26' 11" E 206.74 feet to a 5/8 inch diameter steel pin found.
- 6) N 31° 25' 29" E 280.07 feet to a capped pin found
- 7) N 63° 30' 36" E 45.27 feet to a capped pin set.
- 8) N 00° 08' 43" W 153.07 feet to a capped pin set.
- 9) N 60° 55' 33" E 36.20 feet to a 5/8 inch diameter steel pin found.
- 10) N 29° 04' 48" W 26.61 feet to a point in Blachleyville Road at the northeast corner of said Eley.
- 11) **Northeasterly**, in Blachleyville Road and with the arc of a curve concave to the northwest, a distance of 305.89 feet to a point of tangency - witnessed by a capped reference pin set N 32° 59' 30" W 34.18 feet.

The aforementioned curve has the following properties;

Central Angle = 07° 29' 05"

Radius = 2341.63 feet

Chord Bearing = N 60° 45' 03" E

Chord Distance = 305.68 feet

- 12) **N 57° 00' 30" E 59.33 feet**, in Blachleyville Road, to a point on the westerly line of Amos E. and Lovina J. Slabaugh as described in official record volume 419, page 822 - witnessed by a capped reference pin set N 17° 18' 37" W 40.59 feet.
- 13) **S 17° 18' 37" E 11.54 feet**, along the westerly line of Slabaugh, to the southwest corner thereof.
- 14) **N 55° 59' 14" E 143.00 feet**, in Blachleyville Road and along the southerly line of Slabaugh, to a PK nail found in the intersection of Snoddy Road (Township Road 31).
- 15) **S 04° 12' 29" W 1039.49 feet**, in Snoddy Road, to a 5/8 inch diameter steel pin found on the south line of the quarter section - witnessed by a capped reference pin found S 89° 25' 00" W 30.11 feet.
- 16) **S 89° 25' 00" W 336.00 feet**, along the south line of the quarter section, to a capped pin set.
- 17) **S 00° 13' 05" E 996.62 feet**, into the southwest quarter of Section 25 and along the west line of James R. and Margie L. Lilley as described in official record volume 963, page 4726 and the extension thereof, to a point in Snoddy Road - witnessed by a capped reference pin set S 89° 25' 00" W 25.94 feet.
- 18) **S 89° 25' 00" W 826.03 feet** to a capped pin marked "Baker" found at the southeast corner of Menno D. and Mary Mast as described in official record volume 803, page 2395.
- 19) **N 00° 38' 50" W 996.60 feet**, along the east line of Mast and the extension thereof, to the **Point of Beginning**.

**This parcel contains 36.759 acres;** of which 17.775 acres lie in the northwest quarter and 18.984 acres lie in the southwest quarter of Section 25.

**Prior Instrument: deed volume 686, page 687 and official record volume 580, page 809.**

**Permanent Parcel #: part of 43-00187.000 and part of 43-00186.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March of 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 007

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.

 3/24/25

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB\2K25\job005\Eley 36.759 Ac Legal Docx



**BOUNDARY DESCRIPTION**  
**19.964 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **southwest quarter of Section 25, T-21N, R-15W.**

Being part of the land described in deeds to **Dee Ann Eley** recorded in deed volume 686, page 687 and official record volume 580, page 809 of the Wayne County records.

Described as follows:

**Commencing** at a one inch diameter steel pipe found marking the northwest corner of the southwest quarter of Section 25.

Thence S 00° 38' 50" E 996.60 feet, along the west line of the quarter section, to a capped pin set at the southwest corner of Menno D. and Mary Mast as described in official record volume 803, page 2395, the **Point of Beginning** for the parcel herein described.

Thence with the following FIVE courses:

- 1) **N 89° 25' 00" E 1321.03 feet**, along the south line of Mast and the extension thereof, to a point in Snoddy Road (Township Road 31) - witnessed by a capped reference pin set S 89° 25' 00" W 25.94 feet.
- 2) **S 00° 13' 05" E 328.60 feet**, in Snoddy Road and along the west line of Calm Acres as described in official record volume 48, page 40 and the extension thereof, to a 3/4 inch square steel bar found at a northwesterly corner of Square Acres Farm LLC as described in official record volume 886, page 5975.
- 3) **S 00° 29' 29" E 326.98 feet**, along a westerly line of Square Acres Farms LLC and in Snoddy Road, to a point - witnessed by a 5/8 inch diameter steel reference pin found S 89° 05' 16" W 30.00 feet.
- 4) **S 89° 05' 16" W 1317.68 feet**, along a northerly line of Square Acres Farms LLC, to a capped pin set on the west line of the quarter section.
- 5) **N 00° 38' 50" W 663.13 feet**, along the west line of the quarter section, to the **Point of Beginning.**

**This parcel contains 19.964 acres.**

**Prior Instrument: deed volume 686, page 687 and official record volume 580, page 809.**

**Permanent Parcel #: part of 43-00186.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March of 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 001.

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 3/24/25  
Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K25\job005\Eley 19.964 Ac Legal.docx



# Eley South Closure Report 225005

Lot Closure Report - Lot : 36.759 Ac

file- H:\ADAT4\AJOB5\2K25\job005\225005 South.msj\lc\_36.759 Ac.txt  
 Monday, March 17, 2025, 11:26:31a.m.

Starting location (North, East) = ( 393646.062, 2076080.559 )

(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    | S89°25'00"W | 826.030 | No    | 393637.652   | 2075254.572 |
| 2   | Line    | N00°38'50"W | 996.600 | No    | 394634.188   | 2075243.315 |
| 3   | Line    | N00°33'45"W | 501.110 | No    | 395135.274   | 2075238.395 |
| 4   | Line    | N70°53'13"E | 418.540 | No    | 395272.318   | 2075633.863 |
| 5   | Line    | S15°45'16"W | 62.600  | No    | 395212.070   | 2075616.866 |
| 6   | Line    | S28°17'08"E | 128.080 | No    | 395099.283   | 2075677.559 |
| 7   | Line    | S54°26'11"E | 206.740 | No    | 394979.041   | 2075845.736 |
| 8   | Line    | N31°25'29"E | 280.070 | No    | 395218.032   | 2075991.758 |
| 9   | Line    | N63°30'36"E | 45.270  | No    | 395238.225   | 2076032.275 |
| 10  | Line    | N00°08'43"W | 153.070 | No    | 395391.294   | 2076031.887 |
| 11  | Line    | N60°55'33"E | 36.200  | No    | 395408.885   | 2076063.526 |
| 12  | Line    | N29°04'48"W | 26.610  | No    | 395432.141   | 2076050.592 |
| 13  | Curve   | N60°45'03"E | 305.677 | No    | 395581.497   | 2076317.296 |

ARC= 305.894, RAD= 2341.630, DELTA= 7°29'05"

BC\_TO\_RAD= N25°30'24"W

RAD\_TO\_EC= S32°59'29"E

SUBTRACT\_ARC AREA = 1017.757

|    |      |             |          |    |            |             |
|----|------|-------------|----------|----|------------|-------------|
| 14 | Line | N57°00'30"E | 59.330   | No | 395613.803 | 2076367.059 |
| 15 | Line | S17°18'37"E | 11.540   | No | 395602.786 | 2076370.493 |
| 16 | Line | N55°59'14"E | 143.000  | No | 395682.777 | 2076489.028 |
| 17 | Line | S04°12'29"W | 1039.490 | No | 394646.089 | 2076412.751 |
| 18 | Line | S89°25'00"W | 336.000  | No | 394642.669 | 2076076.769 |
| 19 | Line | S00°13'05"E | 996.620  | No | 393646.056 | 2076080.562 |

Ending location (North, East) = ( 393646.056, 2076080.562 )

Total Distance : 6572.794  
 Total Traverse Stations : 20  
 Misclosure Direction : N21°24'10"W (from ending location to starting location)  
 Misclosure Distance : 0.006  
 Error of Closure : 1:1067864.3  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 1601217.526 sq. ft. (straight segment added to close traverse)

**= 36.758896 Acres**

Lot Closure Report - Lot : 19.965 Ac

=====

| Leg | Segment | Bearing     | Length   | Front | End Northing | End Easting |
|-----|---------|-------------|----------|-------|--------------|-------------|
| 1   | Line    | S00°13'05"E | 328.600  | No    | 393317.464   | 2076081.810 |
| 2   | Line    | S00°29'29"E | 326.980  | No    | 392990.496   | 2076084.614 |
| 3   | Line    | S89°05'16"W | 1317.680 | No    | 392969.518   | 2074767.101 |
| 4   | Line    | N00°38'50"W | 663.130  | No    | 393632.605   | 2074759.611 |
| 5   | Line    | N89°25'00"E | 1321.030 | No    | 393646.055   | 2076080.572 |

Ending location (North, East) = ( 393646.055, 2076080.572 )

Total Distance : 3957.420  
 Total Traverse Stations : 6  
 Misclosure Direction : N61°34'53"W (from ending location to starting location)  
 Misclosure Distance : 0.014  
 Error of Closure : 1:273684.4  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 869642.559 sq. ft. (straight segment added to close traverse)

**= 19.964246 Acres**

Lot Closure Report - Lot : 18.984 Ac

=====

| Leg | Segment | Bearing     | Length  | Front | End Northing | End Easting |
|-----|---------|-------------|---------|-------|--------------|-------------|
| 1   | Line    | S89°25'00"W | 826.030 | No    | 393637.646   | 2075254.575 |
| 2   | Line    | N00°38'50"W | 996.600 | No    | 394634.182   | 2075243.317 |
| 3   | Line    | N89°25'00"E | 833.490 | No    | 394642.668   | 2076076.764 |
| 4   | Line    | S00°13'05"E | 996.620 | No    | 393646.055   | 2076080.557 |

Ending location (North, East) = ( 393646.055, 2076080.557 )

Total Distance : 3652.740  
 Total Traverse Stations : 5  
 Misclosure Direction : N85°13'09"E (from ending location to starting location)  
 Misclosure Distance : 0.005  
 Error of Closure : 1:730290.6  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 826935.817 sq. ft. (straight segment added to close traverse)

**= 18.983834 Acres**

Lot Closure Report - Lot : 17.775 Ac

| Leg  | Segment | Bearing     | Length   | Front | End Northing | End Easting |
|--|---------|-------------|----------|-------|--------------|-------------|
| 1  | Line    | N00°33'45"W | 501.110  | No    | 395135.274   | 2075238.395 |
| 2  | Line    | N70°53'13"E | 418.540  | No    | 395272.318   | 2075633.863 |
| 3  | Line    | S15°45'16"W | 62.600   | No    | 395212.070   | 2075616.866 |
| 4  | Line    | S28°17'08"E | 128.080  | No    | 395099.283   | 2075677.559 |
| 5  | Line    | S54°26'11"E | 206.740  | No    | 394979.041   | 2075845.736 |
| 6  | Line    | N31°25'29"E | 280.070  | No    | 395218.032   | 2075991.758 |
| 7  | Line    | N63°30'36"E | 45.270   | No    | 395238.225   | 2076032.275 |
| 8  | Line    | N00°08'43"W | 153.070  | No    | 395391.294   | 2076031.887 |
| 9  | Line    | N60°55'33"E | 36.200   | No    | 395408.885   | 2076063.526 |
| 10   | Line    | N29°04'48"W | 26.610   | No    | 395432.141   | 2076050.592 |
| 11   | Curve   | N60°45'03"E | 305.677  | No    | 395581.497   | 2076317.296 |
| ARC= 305.894, RAD= 2341.630, DELTA= 7°29'05" |         |             |          |       |              |             |
| BC_TO_RAD= N25°30'24"W                       |         |             |          |       |              |             |
| RAD_TO_EC= S32°59'29"E                       |         |             |          |       |              |             |
| SUBTRACT_ARC_AREA = 1017.757                 |         |             |          |       |              |             |
| 12   | Line    | N57°00'30"E | 59.330   | No    | 395613.803   | 2076367.059 |
| 13   | Line    | S17°18'37"E | 11.540   | No    | 395602.786   | 2076370.493 |
| 14   | Line    | N55°59'14"E | 143.000  | No    | 395682.777   | 2076489.028 |
| 15   | Line    | S04°12'29"W | 1039.490 | No    | 394646.089   | 2076412.751 |
| 16   | Line    | S89°25'00"W | 1169.490 | No    | 394634.183   | 2075243.322 |

Ending location (North, East) = ( 394634.183, 2075243.322 )

Total Distance : 4587.034  
 Total Traverse Stations : 17  
 Misclosure Direction : N53°41'15"W (from ending location to starting location)  
 Misclosure Distance : 0.009  
 Error of Closure : 1:511201.2  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 774279.013 sq. ft. (straight segment added to close traverse)

**= 17.775000 Acres**