

BOUNDARY DESCRIPTION
49.496 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southwest and southeast quarters of Section 1, T-14N, R-13W.**

Being part of the land described in a deed to **John M. and Edna Yoder** recorded in official record volume 892, page 4689 and all of the land described in official record volume 685, page 2088 and official record volume 960, page 5361 of the Wayne County records.

Described as follows:

Beginning at a stone monument found marking the center of Section 1.

Thence with the following FIFTEEN courses:

- 1) **N 89° 57' 02" E 600.00 feet**, along the north line of the southeast quarter, to a capped pin marked "Rudolph 6449" found at the northwest corner of William U. and Lydia T. Miller as described in official record volume 681, page 840.
- 2) **S 00° 38' 18" E 1911.17 feet**, along the west line of Miller, to a capped pin marked "Rudolph" found at the southwest corner thereof.
- 3) **S 00° 39' 22" E 53.20 feet**, along the west line of Scott A. and Penny A. Murphy as described in official record 109, page 594, to a capped pin set.
- 4) **S 77° 46' 36" W 123.33 feet**, along the northerly line of Mervin E. and Joyce A. Chupp as described in official record volume 960, page 5364, to a capped pin set.
- 5) **S 65° 32' 43" W 286.77 feet**, along a northerly line of Chupp, to a capped pin set.
- 6) **S 00° 41' 40" E 556.81 feet**, along the west line of Chupp, to a point on the south line of the quarter section and in Moreland Road (County Road 77) – witnessed by a capped reference pin set N 00° 41' 40" W 33.88 feet.
- 7) **S 89° 16' 31" W 217.17 feet**, along the south line of the quarter section and in Moreland Road, to a 5/8 inch diameter steel pin found at the southwest corner of the southeast quarter of section 1 – witnessed by a 5/8 inch diameter steel reference pin found N 00° 41' 40" W 30.07 feet.
- 8) **N 00° 41' 40" W 1384.55 feet**, along the west line of the quarter section, to a stone monument found at the northeast corner of Brent R. and Sherri Brown as described in official record volume 617, page 1555.

- 9) **S 89° 34' 54" W 336.05 feet**, along the north line of Brown and into the southwest quarter, to a capped pin set.
- 10) **N 01° 59' 59" W 466.00 feet** to a capped pin set.
- 11) **N 88° 28' 28" W 495.20 feet** to a capped pin found on an easterly line of Eli A. and Mattie E. Hershberger as described in official record volume 892, Page 4682.
- 12) **N 03° 17' 21" W 271.33 feet**, along an easterly line of Hershberger, to a capped pin set.
- 13) **S 89° 33' 20" E 107.71 feet**, along a southerly line of Hershberger, to a capped pin set.
- 14) **N 01° 49' 33" W 535.16 feet**, along an easterly line of Hershberger, to a capped pin set on the north line of the quarter section.
- 15) **N 89° 49' 48" E 759.10 feet**, along the north line of the quarter section, to the **Point of Beginning**.

This parcel contains 49.496 acres; of which 31.138 acres lie in the southeast quarter and 18.358 acres lie in the southwest quarter of Section 1.

Prior Instrument: official record volume 892, page 4689, official record volume 685, page 2088 and official record volume 960, page 5361.

Permanent Parcel #: part of 29-00191.004, all of 29-00094.011 and 29-00094.001.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in November 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 YY, page 21.

All bearings are related and based on the west line of the southeast quarter according to record survey WW-265.

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\2K24\Job114\Yoder 49 496 Ac Legal.docx



J.M. Yoder Closure Report 224114 B

Lot Closure Report - Lot : 31.138 Ac

=====

file- H:\ADAT4\AJOB5\2K24\Job114\224114 B.ms\lc_31.138 Ac.txt

Friday, November 22, 2024, 10:00:21a.m.

Starting location (North, East) = (381060.707, 2143295.199)

(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	N00°41'40"W	1384.550	No	382445.156	2143278.418
2	Line	N00°35'12"W	1283.700	No	383728.788	2143265.274
3	Line	N89°57'02"E	600.000	No	383729.306	2143865.274
4	Line	S00°38'18"E	1911.170	No	381818.255	2143886.566
5	Line	S00°39'22"E	53.200	No	381765.058	2143887.175
6	Line	S77°46'36"W	123.330	No	381738.946	2143766.641
7	Line	S65°32'43"W	286.770	No	381620.231	2143505.598
8	Line	S00°41'40"E	556.810	No	381063.462	2143512.346
9	Line	S89°16'31"W	217.170	No	381060.715	2143295.194

Ending location (North, East) = (381060.715, 2143295.194)

Total Distance : 6416.700
Total Traverse Stations : 10
Misclosure Direction : S34°51'25"E (from ending location to starting location)
Misclosure Distance : 0.010
Error of Closure : 1:673601.5
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 1356391.920 sq. ft. (straight segment added to close traverse)

= 31.138474 Acres

Lot Closure Report - Lot : 18.358 Ac

=====

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N01°59'59"W	466.000	No	382983.563	2142323.668
2	Line	N88°28'28"W	495.200	No	382996.747	2141828.643
3	Line	N03°17'21"W	271.330	No	383267.630	2141813.076
4	Line	S89°33'20"E	107.710	No	383266.794	2141920.782
5	Line	N01°49'33"W	535.160	No	383801.683	2141903.732
6	Line	N89°49'48"E	759.100	No	383803.935	2142662.828
7	Line	S00°35'12"E	1283.700	No	382520.302	2142675.972
8	Line	S89°34'54"W	336.050	No	382517.849	2142339.931

Ending location (North, East) = (382517.849, 2142339.931)

Total Distance : 4254.250
Total Traverse Stations : 9
Misclosure Direction : S54°25'30"W (from ending location to starting location)
Misclosure Distance : 0.003
Error of Closure : 1:1488872.3
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 799692.545 sq. ft. (straight segment added to close traverse)

= 18.358415 Acres

Lot Closure Report - Lot : 4.737 Ac

=====

Leg	Segment	Bearing	Length	Front	End Northing	End Easting
---	-----	-----	-----	-----	-----	-----
1	Line	N00°41'40"W	750.000	No	381810.652	2143286.109
2	Line	N89°16'31"E	600.500	No	381818.248	2143886.561
3	Line	S00°39'22"E	53.200	No	381765.051	2143887.170
4	Line	S77°46'36"W	123.330	No	381738.939	2143766.636
5	Line	S65°32'43"W	286.770	No	381620.224	2143505.593
6	Line	S00°41'40"E	556.810	No	381063.455	2143512.341
7	Line	S89°16'31"W	217.170	No	381060.708	2143295.189

Ending location (North, East) = (381060.708, 2143295.189)

Total Distance : 2587.780
 Total Traverse Stations : 8
 Misclosure Direction : S86°03'41"E (from ending location to starting location)
 Misclosure Distance : 0.011
 Error of Closure : 1:245684.4
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 206344.969 sq. ft. (straight segment added to close traverse)

= 4.737029 Acres

Lot Closure Report - Lot : 26.401 Ac

=====

Leg	Segment	Bearing	Length	Front	End Northing	End Easting
---	-----	-----	-----	-----	-----	-----
1	Line	N00°41'40"W	634.550	No	382445.156	2143278.418
2	Line	N00°35'12"W	1283.700	No	383728.788	2143265.274
3	Line	N89°57'02"E	600.000	No	383729.306	2143865.274
4	Line	S00°38'18"E	1911.170	No	381818.255	2143886.566
5	Line	S89°16'31"W	600.500	No	381810.659	2143286.114

Ending location (North, East) = (381810.659, 2143286.114)

Total Distance : 5029.920
 Total Traverse Stations : 6
 Misclosure Direction : S35°31'18"W (from ending location to starting location)
 Misclosure Distance : 0.009
 Error of Closure : 1:577138.4
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 1150043.089 sq. ft. (straight segment added to close traverse)

= 26.401356 Acres

Lot Closure Report - Lot : total

file- H:\ADAT4\AJOB5\2K24\Job114\224114 B.ms\lc_total.txt
Monday, December 23, 2024, 2:56:46p.m.

Starting location (North, East) = (383728.788, 2143265.274)

(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	N89°57'02"E	600.000	No	383729.306	2143865.274
2	Line	S00°38'18"E	1911.170	No	381818.255	2143886.566
3	Line	S00°39'22"E	53.200	No	381765.058	2143887.175
4	Line	S77°46'36"W	123.330	No	381738.946	2143766.641
5	Line	S65°32'43"W	286.770	No	381620.231	2143505.598
6	Line	S00°41'40"E	556.810	No	381063.462	2143512.346
7	Line	S89°16'31"W	217.170	No	381060.715	2143295.194
8	Line	N00°41'40"W	1384.550	No	382445.163	2143278.413
9	Line	S89°34'54"W	336.050	No	382442.710	2142942.372
10	Line	N01°59'59"W	466.000	No	382908.426	2142926.111
11	Line	N88°28'28"W	495.200	No	382921.610	2142431.086
12	Line	N03°17'21"W	271.330	No	383192.493	2142415.519
13	Line	S89°33'20"E	107.710	No	383191.657	2142523.226
14	Line	N01°49'33"W	535.160	No	383726.546	2142506.175
15	Line	N89°49'48"E	759.100	No	383728.798	2143265.271

Ending location (North, East) = (383728.798, 2143265.271)

Total Distance : 8103.550
Total Traverse Stations : 16
Misclosure Direction : S18°13'14"E (from ending location to starting location)
Misclosure Distance : 0.010
Error of Closure : 1:812019.5
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 2156096.305 sq. ft. (straight segment added to close traverse)

= 49.497160 Acres
