

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



J.M. Yoder Closure Report 224114 B

Lot Closure Report - Lot : 31.138 Ac

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 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
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| 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
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| 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
