

BOUNDARY DESCRIPTION

9.000 Acres

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **northeast quarter of Section 13, T-15N, R-11W.**

Being part of the land described in deeds to **Andy M. Yoder, Samuel E. and Nora M. Troyer** recorded in official record volume 930, page 876 and official record volume 971, page 3754 respectively, of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Arney Road (Township Road 375) marking the southeast corner of the northeast quarter of Section 13.

Thence S 89° 43' 54" W 915.38 feet, along the south line of the quarter section and in Arney Road, to a southwesterly corner of Hope Enterprise, Ltd. as described in official record volume 801, page 340, the **Point of Beginning** for the parcel herein described – witnessed by a 1-1/4 inch diameter steel reference pipe found N 00° 35' 20" E 25.21 feet.

Thence with the following **FOUR** courses:

- 1) **S 89° 43' 54" W 546.51 feet**, along the south line of the quarter section and in Arney Road, to a point – witnessed by a capped reference pin set N 00° 35' 20" E 28.06 feet.
- 2) **N 00° 35' 20" E 904.04 feet** to a capped pin set on a southerly line of said Hope Enterprise, Ltd.
- 3) **S 55° 40' 00" E 657.17 feet**, along a southerly line of Hope Enterprise, Ltd., to a one inch diameter steel pipe found.
- 4) **S 00° 35' 20" W 530.82 feet**, along a westerly line of Hope Enterprise, Ltd., to the **Point of Beginning**.

This parcel contains 9.000 acres.

Prior Instrument: official record volume 930, page 876, official record volume 971, page 3754.
Permanent Parcel #: part of 39-00897.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 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 42.

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, P.S. 7036

H:\ADAT4\AJOB5\2K25\Job014\Yoder,Troyer 9.000 Ac Legal.docx



BOUNDARY DESCRIPTION

10.161 Acres

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **northeast quarter of Section 13, T-15N, R-11W.**

Being part of the land described in deeds to **Andy M. Yoder, Samuel E. and Nora M. Troyer** recorded in official record volume 930, page 876 and official record volume 971, page 3754 respectively, of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Arney Road (Township Road 375) marking the southeast corner of the northeast quarter of Section 13.

Thence S 89° 43' 54" W 1461.89 feet, along the south line of the quarter section and in Arney Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 00° 35' 20" E 28.06 feet.

Thence with the following FOUR courses:

- 1) **S 89° 43' 54" W 421.17 feet**, along the south line of the quarter section and in Arney Road, to the southeast corner of Sunrise Acres LLC as described in official record volume 855, page 1588 – witnessed by a 5/8 inch diameter steel reference pin found N 00° 28' 47" E 19.87 feet.
- 2) **N 00° 28' 47" E 1193.19 feet**, along the east line of Sunrise Acres LLC and the extension thereof, to a one inch diameter steel pipe found at a westerly corner of Hope Enterprise, Ltd. as described in official record volume 801, page 340.
- 3) **S 55° 40' 00" E 509.18 feet**, along a southerly line of Hope Enterprise, Ltd., to a capped pin set.
- 4) **S 00° 35' 20" W 904.04 feet** to the **Point of Beginning**.

This parcel contains 10.161 acres.

Prior Instrument: official record volume 930, page 876, official record volume 971, page 3754.
Permanent Parcel #: part of 39-00897.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 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 44, page 42.

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 4/10/25

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K25\Job014\Yoder_Troyer 10.161 Acres Legal.docx



Yoder_Troyer Closure Report 225014

Lot Closure Report - Lot : 10.161 Ac

=====

file- H:\ADAT4\AJOB5\2K25\Job014\225014.msj\lc_10.161 Ac.txt

Thursday, March 6, 2025, 11:18:22a.m.

Starting location (North, East) = (373901.810, 2206003.385)

(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°28'47"E	1193.190	No	375094.959	2206013.375
2	Line	S55°40'00"E	509.180	No	374807.778	2206433.841
3	Line	S00°35'20"W	904.040	No	373903.785	2206424.554
4	Line	S89°43'54"W	421.170	No	373901.813	2206003.388

Ending location (North, East) = (373901.813, 2206003.388)

Total Distance : 3027.580

Total Traverse Stations : 5

Misclosure Direction : S51°51'23"W (from ending location to starting location)

Misclosure Distance : 0.004

Error of Closure : 1:729024.0

Frontage : 0.000

Frontage/Perimeter : 0.0 percent

AREA : 442630.344 sq. ft. (straight segment added to close traverse)

= 10.161394 Acres

Lot Closure Report - Lot : 9.000 Ac

=====

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N00°35'20"E	904.040	No	374807.778	2206433.841
2	Line	S55°40'00"E	657.170	No	374437.129	2206976.513
3	Line	S00°35'20"W	530.820	No	373906.337	2206971.057
4	Line	S89°43'54"W	546.510	No	373903.778	2206424.553

Ending location (North, East) = (373903.778, 2206424.553)

Total Distance : 2638.540

Total Traverse Stations : 5

Misclosure Direction : N07°51'08"E (from ending location to starting location)

Misclosure Distance : 0.007

Error of Closure : 1:357138.8

Frontage : 0.000

Frontage/Perimeter : 0.0 percent

AREA : 392041.297 sq. ft. (straight segment added to close traverse)

= 9.000030 Acres