

**BOUNDARY DESCRIPTION**  
**7.220 Acres**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southwest quarter of Section 32, T-16N, R-12W.**

Being part of the land described in a deed to **Joseph V. and Marianne L. Yoder** recorded in official record volume 941, page 4676 of the Wayne County records.

Described as follows:

**Commencing** at a stone monument found marking the center of Section 32.

Thence N 89° 17' 21" W 845.81 feet, along the north 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) S 00° 30' 34" W 621.99 feet to a capped pin found at the northeast corner of Raymond A. and Clara D. Schlabach as described in official record volume 949, page 2343.
- 2) N 89° 19' 00" W 527.81 feet, along a northerly line of Schlabach, to a capped pin found.
- 3) N 04° 36' 22" E 623.68 feet, along an easterly line of Schlabach, to a capped pin found on the north line of the quarter section - witnessed by a 5/8 inch diameter steel pin found S 89° 17' 21" E 10.98 feet.
- 4) S 89° 17' 21" E 483.25 feet, along the north line of the quarter section, to the **Point of Beginning**.

**This parcel contains 7.220 acres** and has no frontage on any public way.

This parcel is benefited by the 30 access easement described in official record volume \_\_\_\_, page \_\_\_\_.

**Prior Instrument: official record volume 941, page 4676.**

**Permanent Parcel #: part of 27-01140.002**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May 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 71.

All bearings are related and common with record survey XX-348.

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* 5/06/25

Edward A. Gasbarre, P.S. 7036

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## BOUNDARY DESCRIPTION

**6.173 Acres**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southwest quarter of Section 32, T-16N, R-12W.**

Being part of the land described in a deed to **Joseph V. and Marianne L. Yoder** recorded in official record volume 941, page 4676 of the Wayne County records.

Described as follows:

**Commencing** at a stone monument found marking the center of Section 32.

Thence S 00° 30' 34" W 378.02 feet, along the east line of the quarter section, to a northeasterly corner of Willis A. and Cynthia D. Troyer as described in official record volume 757, page 1926, official record volume 836, page 1955 and official record volume 836, page 1958 - witnessed by a capped pin marked "SJL" found S 89° 30' 07" E 0.31 feet.

Thence N 89° 30' 07" W 429.70 feet, along a northerly line of Troyer, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) **S 00° 29' 39" W 694.33 feet**, along the west line of Troyer, to a capped pin set at the southwest corner thereof.
- 2) **S 89° 54' 46" W 386.31 feet**, along a northerly line of Ivan A. and Martha H. Hershberger as described in official record volume 836, page 2095, to a capped pin found at the northwest corner thereof.
- 3) **N 00° 30' 34" E 698.27 feet** to a capped pin set.
- 4) **S 89° 30' 07" E 386.10 feet** to the **Point of Beginning**.

**This parcel contains 6.173 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 941, page 4676.**

**Permanent Parcel #: part of 27-01140.002**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May 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 71.

All bearings are related and common with record survey XX-348.

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* 5/6/25

Edward A. Gasbarre, P.S. 7036

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### 30 Feet Wide Access Easement Description

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southwest quarter of Section 32, T-16N, R-12W.**

Being part of the land described in a deed to **Joseph V. and Marianne L. Yoder** recorded in official record volume 941, page 4676 of the Wayne County records.

Being a strip of land lying between parallel lines located 30 feet westerly (left) of the following described east line along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

**Commencing** at a 5/8 inch diameter steel pin found in Buss Road (Township Road 165) and the line between Salt Creek Township and East Union Township, marking the southeast corner of the southwest quarter of Section 32.

Thence N 89° 19' 00" W 815.81 feet, in Buss Road and along the township line, to the southwest corner of Ivan A. and Martha H. Hershberger as described in official record volume 836, page 2095, the **Point of Beginning** for the easement herein described - witnessed by a capped reference pin found N 00° 30' 34" E 22.54 feet.

Thence with the following course:

**N 00° 30' 34" E 2287.47 feet**, along the west line of Hershberger and the extension thereof, to a capped pin set at the northwest corner of a 6.173 acre parcel and there **Terminate**.

**Prior Instrument: official record volume 941, page 4676.**

**Permanent Parcel #: part of 27-01140.002**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May 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 71.

All bearings are related and common with record survey XX-348.

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.

 5/06/25

Edward A. Gasbarre, P.S. 7036

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**BOUNDARY DESCRIPTION**  
**8.946 Acres**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southwest quarter of Section 32, T-16N, R-12W.**

Being part of the land described in a deed to **Joseph V. and Marianne L. Yoder** recorded in official record volume 941, page 4676 of the Wayne County records.

Described as follows:

**Beginning** at a stone monument found marking the center of Section 32.

Thence with the following SIX courses:

- 1) **S 00° 30' 34" W 378.02 feet**, along the east line of the quarter section, to a northeasterly corner of Willis A. and Cynthia D. Troyer as described in official record volume 757, page 1926, official record volume 836, page 1955 and official record volume 836, page 1958 - witnessed by a capped pin marked "SJL" found S 89° 30' 07" E 0.31 feet.
- 2) **N 89° 30' 07" W 815.80 feet**, along a northerly line of Troyer and the extension, to a capped pin set.
- 3) **S 00° 30' 34" W 2287.47 feet**, in part along the west line of Ivan A. and Martha H. Hershberger as described in official record volume 836, page 2095, to a point on the south line of the quarter section and in Buss Road (Township Road 165) at the southwest corner of Hershberger - witnessed by a capped reference pin found N 00° 30' 34" E 22.54 feet.
- 4) **N 89° 19' 00" W 30.00 feet**, in Buss Road, along the south line of the quarter section and the line between Salt Creek Township and East Union Township, to the southeast corner of Raymond R. Jr. and Ruth J. Yoder as described in official record volume 900, page 296 - witnessed by a capped reference pin found N 00° 30' 34" E 22.54 feet.
- 5) **N 00° 30' 34" E 2668.54 feet**, along the east line of Yoder and the extension thereof, to a capped pin set on the north line of the quarter section.
- 6) **S 89° 17' 21" E 845.81 feet**, along the north line of the quarter section, to the **Point of Beginning.**

**This parcel contains 8.946 acres.**

This parcel is subject to the access easements described in official record volume 905, page 3527 and official record volume \_\_\_\_\_, page \_\_\_\_\_.

**Prior Instrument: official record volume 941, page 4676.**

**Permanent Parcel #: part of 27-01140.002**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May 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 71.

All bearings are related and common with record survey XX-348.

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 5/16/25

Edward A. Gasbarre, P.S. 7036

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# Yoder Closure Report 225033

Lot Closure Report - Lot : 8.946 Ac

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Wednesday, April 30, 2025, 12:45:43p.m.

Starting location (North, East) = ( 1045.891, 10492.936 )

(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°30'34"E	2668.540	No	3714.326	10516.663
2	Line	S89°17'21"E	845.810	No	3703.833	11362.408
3	Line	S00°30'34"W	378.020	No	3325.828	11359.046
4	Line	N89°30'07"W	815.800	No	3332.919	10543.277
5	Line	S00°30'34"W	2287.470	No	1045.539	10522.939
6	Line	N89°19'00"W	30.000	No	1045.897	10492.941

Ending location (North, East) = ( 1045.897, 10492.941 )

Total Distance : 7025.640  
Total Traverse Stations : 7  
Misclosure Direction : S40°06'53"W (from ending location to starting location)  
Misclosure Distance : 0.008  
Error of Closure : 1:908575.4  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 389693.085 sq. ft. (straight segment added to close traverse)

**= 8.946122 Acres**

Lot Closure Report - Lot : 6.173 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S89°30'07"E	386.100	No	3329.563	10929.363
2	Line	S00°29'39"W	694.330	No	2635.259	10923.374
3	Line	S89°54'46"W	386.310	No	2634.670	10537.065
4	Line	N00°30'34"E	698.270	No	3332.913	10543.273

Ending location (North, East) = ( 3332.913, 10543.273 )

Total Distance : 2165.010  
Total Traverse Stations : 5  
Misclosure Direction : N33°11'11"E (from ending location to starting location)  
Misclosure Distance : 0.007  
Error of Closure : 1:298238.7  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 268909.975 sq. ft. (straight segment added to close traverse)

**= 6.173324 Acres**



Lot Closure Report - Lot : 7.220 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S00°30'34"W	621.990	No	3092.360	10511.132
2	Line	N89°19'00"W	527.810	No	3098.655	9983.360
3	Line	N04°36'22"E	623.680	No	3720.321	10033.445
4	Line	S89°17'21"E	483.250	No	3714.326	10516.657

Ending location (North, East) = ( 3714.326, 10516.657 )

Total Distance : 2256.730  
 Total Traverse Stations : 5  
 Misclosure Direction : N87°49'20"E (from ending location to starting location)  
 Misclosure Distance : 0.005  
 Error of Closure : 1:431869.6  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 314495.622 sq. ft. (straight segment added to close traverse)

= 7.219826 Acres