

**BOUNDARY DESCRIPTION**  
**25.603 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **northeast quarter of Section 4, T-15N, R-11W.**

Being part of the land described in deeds to **Gordon E. Nussbaum, Successor Trustee of the Marjorie A. Nussbaum Rev. Trust** recorded in official record volume 827, pages 1750 and 1775 of the Wayne County records.

Described as follows:

**Beginning** on the line between Sugar Creek Township and Paint Township at the northwest corner of the northeast quarter of Section 4 - witnessed by a marked stone found leaning south that bears S 11° 55' E 0.90 feet.

Thence with the following EIGHT courses:

- 1) **N 89° 43' 05" E 224.81 feet**, along the township line, to a marked stone monument found marking the south quarter corner of Section 33, Sugar Creek Township.
- 2) **S 89° 44' 58" E 734.18 feet**, along the township line, to the northwest corner of Paul Mark Raber and Ina Sue Yoder as described in official record volume 941, page 1308 - witnessed by a one inch diameter steel pipe found S 47° 13' 14" E 3.50 feet.
- 3) **S 47° 13' 14" E 523.92 feet**, along the westerly line of Raber and Yoder, to a stone monument found at the northwest corner of Franklin and Mary Geiser as described in official record volume 857, page 920.
- 4) **S 01° 27' 43" W 466.22 feet**, along the west line of Geiser, to a capped pin set.
- 5) **S 85° 41' 06" W 672.15 feet** to a capped pin set.
- 6) **S 00° 07' 26" W 41.83 feet** to a capped pin set.
- 7) **S 87° 18' 11" W 645.28 feet** to a capped pin set on the west line of the quarter section.
- 8) **N 01° 00' 43" W 946.91 feet**, along the west line of the quarter section, to the **Point of Beginning.**

**This parcel contains 25.603 acres** and has no frontage on any public way.

**Prior Instrument: official record volume 827, pages 1750 and 1775.**

**Permanent Parcel #: part of 39-00115.000**

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 256.

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 4/04/25*

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

51.156 Acres

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **northeast quarter of Section 4, T-15N, R-11W.**

Being part of the land described in deeds to **Gordon E. Nussbaum, Successor Trustee of the Marjorie A. Nussbaum Rev. Trust** recorded in official record volume 827, pages 1750 and 1775 of the Wayne County records.

Described as follows:

**Beginning** at a railroad spike found in Western Road (County Road 217) marking the southwest corner of the northeast quarter of Section 4 - witnessed by a 4 inch diameter steel reference pipe in concrete that bears N 01° 00' 43" W 23.25 feet.

Thence with the following SEVEN courses:

- 1) N 01° 00' 43" W 1712.82 feet, along the west line of the quarter section, to a capped pin set.
- 2) N 87° 18' 11" E 645.28 feet to a capped pin set.
- 3) N 00° 07' 26" E 41.83 feet to a capped pin set.
- 4) N 85° 41' 06" E 672.15 feet to a capped pin set on the west line of Franklin and Mary Geiser as described in official record volume 857, page 920.
- 5) S 01° 27' 43" W 907.82 feet, along the west line of Geiser, to a buggy axle found.
- 6) S 05° 11' 51" W 928.98 feet, along the west line of Geiser, to a drive shaft found in Western Road on the south line of the quarter section.
- 7) S 89° 52' 20" W 1177.33 feet, in Western Road and along the south line of the quarter section, to the **Point of Beginning.**

**This parcel contains 51.156 acres.**

**Prior Instrument: official record volume 827, pages 1750 and 1775.**

**Permanent Parcel #: part of 39-00115.000**

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 256

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* 4/16/25

Edward A. Gasbarre, P.S. 7036

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## BOUNDARY DESCRIPTION

**40.122 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **northeast quarter of Section 4 and the northwest quarter of Section 3, T-15N, R-11W.**

Being all of the land described in deeds to **Paul Mark Raber and Ina Sue Yoder** recorded in official record volume 941, page 1308 and official record volume \_\_\_\_, page \_\_\_\_ of the Wayne County records.

Described as follows:

**Beginning** on the line between Sugar Creek Township and Paint Township at the northwest corner of the northeast quarter of Section 4 - witnessed by a marked stone found leaning south that bears S 11° 55' E 0.90 feet.

Thence with the following FOURTEEN courses:

- 1) **N 89° 43' 05" E 224.81 feet**, along the township line, to a marked stone monument found marking the south quarter corner of Section 33, Sugar Creek Township.
- 2) **S 89° 44' 58" E 1734.34 feet**, along the township line, to the northwest corner of a 2.00 acre parcel described in a deed to Robert B. and Julia E. Amstutz recorded in official record volume 537, page 2350 - witnessed by a one inch diameter crimped steel pipe found N 01° 11' 51" W 1.41 feet.
- 3) **S 01° 11' 51" E 288.37 feet**, along the west line of the 2.00 acre parcel, to a 3/4 inch diameter crimped steel pipe found at the southwest corner thereof.
- 4) **S 55° 59' 47" E 511.52 feet**, along the southerly line of a 2.496 acre parcel described in said deed to Amstutz, to a capped pin marked "Rudolph 6449" found at the southeast corner thereof.
- 5) **S 84° 09' 36" E 320.63 feet**, along the south line of Norman L. and Sue A. Amstutz as described in deed volume 611, page 771, to a point on the east line of the quarter section and in Wenger Road (Township Road 97) - witnessed by a capped reference pin set N 84° 09' 36" W 24.27 feet.
- 6) **S 01° 26' 35" E 241.65 feet**, along the west line of the quarter section and in Wenger Road, to a westerly corner of Martha I. and Sarah I. Eberly as described in official record volume 846, page 1980 - witnessed by an iron monument found N 12° 48' 13" W 4.81 feet.

- 7) **S 12° 48' 13" E 175.38 feet**, in Wenger Road, along the westerly line of Eberly and the extension thereof, to a one inch diameter steel pipe found at the northeast corner of Franklin and Mary Geiser as described in official record volume 857, page 920 - witnessed by a capped reference pin found N 86° 37' 13" W 22.03 feet.
- 8) **N 86° 37' 13" W 34.67 feet**, along a northerly line of Geiser, to a point on the west line of the quarter section and in the North Fork of Sugar Creek - witnessed by a capped reference pin found N 64° 09' 12" W 114.19 feet.
- 9) **N 64° 09' 12" W 1527.85 feet**, into the northeast quarter of Section 4 and along a northerly line of Geiser, to a stone monument found at the northwest corner thereof.
- 10) **S 01° 27' 43" W 466.22 feet**, along the west line of Geiser, to a capped pin set.
- 11) **S 85° 41' 06" W 672.15 feet** to a capped pin set.
- 12) **S 00° 07' 26" W 41.83 feet** to a capped pin set.
- 13) **S 87° 18' 11" W 645.28 feet** to a capped pin set on the west line of the quarter section.
- 14) **N 01° 00' 43" W 946.91 feet**, along the west line of the quarter section, to the **Point of Beginning**.

**This parcel contains 40.122 acres;** of which 40.055 acres lie in the northeast quarter of Section 4 and 0.067 acres lie in the northwest quarter of Section 3.

A portion of this parcel lies within a known floodplain.

**Prior Instrument: official record volume 941, page 1308 and official record volume \_\_\_\_\_, page \_\_\_\_\_.**

**Permanent Parcel #: 39-01013.000**

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 256

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

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# Raber Closure Report 224137

Lot Closure Report - Lot : 40.122 Ac  
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Monday, March 24, 2025, 9:15:59a.m.

Starting location (North, East) = ( 387007.061, 2189854.882 )

(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°43'05"E	224.810	No	387008.167	2190079.690
2	Line	S89°44'58"E	1734.340	No	387000.583	2191814.013
3	Line	S01°11'51"E	288.370	No	386712.276	2191820.040
4	Line	S55°59'47"E	511.520	No	386426.211	2192244.091
5	Line	S84°09'36"E	320.630	No	386393.586	2192563.057
6	Line	S01°26'35"E	241.650	No	386152.013	2192569.142
7	Line	S12°48'13"E	175.380	No	385980.994	2192608.008
8	Line	N86°37'13"W	34.670	No	385983.038	2192573.399
9	Line	N64°09'12"W	1527.850	No	386649.126	2191198.389
10	Line	S01°27'43"W	466.220	No	386183.057	2191186.494
11	Line	S85°41'06"W	672.150	No	386132.485	2190516.249
12	Line	S00°07'26"W	41.830	No	386090.655	2190516.159
13	Line	S87°18'11"W	645.280	No	386060.292	2189871.593
14	Line	N01°00'43"W	946.910	No	387007.055	2189854.870

Ending location (North, East) = ( 387007.055, 2189854.870 )

Total Distance : 7831.610  
Total Traverse Stations : 15  
Misclosure Direction : N63°49'19"E (from ending location to starting location)  
Misclosure Distance : 0.013  
Error of Closure : 1:581894.7  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 1747710.112 sq. ft. (straight segment added to close  
traverse)

**= 40.121903 Acres**

Lot Closure Report - Lot : 51.157 Ac  
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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N87°18'11"E	645.280	No	386090.655	2190516.159
2	Line	N00°07'26"E	41.830	No	386132.485	2190516.249
3	Line	N85°41'06"E	672.150	No	386183.057	2191186.494
4	Line	S01°27'43"W	907.820	No	385275.533	2191163.333
5	Line	S05°11'51"W	928.980	No	384350.372	2191079.177
6	Line	S89°52'20"W	1177.330	No	384347.747	2189901.850
7	Line	N01°00'43"W	1712.820	No	386060.300	2189871.600

Ending location (North, East) = ( 386060.300, 2189871.600 )

Total Distance : 6086.210  
Total Traverse Stations : 8  
Misclosure Direction : S43°49'18"W (from ending location to starting location)  
Misclosure Distance : 0.010  
Error of Closure : 1:610621.7  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 2228344.031 sq. ft. (straight segment added to close  
traverse)

**= 51.155740 Acres**

Lot Closure Report - Lot : 14.452 Ac  
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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S01°11'51"E	288.370	No	386712.276	2191820.040
2	Line	S55°59'47"E	511.520	No	386426.211	2192244.091
3	Line	S84°09'36"E	320.630	No	386393.586	2192563.057
4	Line	S01°26'35"E	410.680	No	385983.036	2192573.399
5	Line	N64°09'12"W	1527.850	No	386649.124	2191198.389
6	Line	N47°13'14"W	523.920	No	387004.959	2190813.846
7	Line	S89°44'58"E	1000.170	No	387000.586	2191814.006

Ending location (North, East) = ( 387000.586, 2191814.006 )

Total Distance : 4583.140  
 Total Traverse Stations : 8  
 Misclosure Direction : S66°42'12"E (from ending location to starting location)  
 Misclosure Distance : 0.007  
 Error of Closure : 1:611123.3  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 629533.782 sq. ft. (straight segment added to close traverse)

**= 14.452107 Acres**

Lot Closure Report - Lot : 0.067 Ac  
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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S12°48'13"E	175.380	No	385980.994	2192608.008
2	Line	N86°37'13"W	34.670	No	385983.038	2192573.399
3	Line	N01°26'34"W	169.030	No	386152.014	2192569.143

Ending location (North, East) = ( 386152.014, 2192569.143 )

Total Distance : 379.080  
 Total Traverse Stations : 4  
 Misclosure Direction : S16°42'45"W (from ending location to starting location)  
 Misclosure Distance : 0.001  
 Error of Closure : 1:338972.5  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 2919.714 sq. ft. (straight segment added to close traverse)

**= 0.067027 Acres**

Lot Closure Report - Lot : 25.603 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N89°43'05"E	224.810	No	387008.161	2190079.677
2	Line	S89°44'58"E	734.180	No	387004.950	2190813.850
3	Line	S47°13'14"E	523.920	No	386649.116	2191198.394
4	Line	S01°27'43"W	466.220	No	386183.047	2191186.499
5	Line	S85°41'06"W	672.150	No	386132.475	2190516.254
6	Line	S00°07'26"W	41.830	No	386090.645	2190516.164
7	Line	S87°18'11"W	645.280	No	386060.282	2189871.599
8	Line	N01°00'43"W	946.910	No	387007.045	2189854.876

Ending location (North, East) = ( 387007.045, 2189854.876 )

Total Distance : 4255.300  
 Total Traverse Stations : 9  
 Misclosure Direction : N27°57'42"W (from ending location to starting location)  
 Misclosure Distance : 0.011  
 Error of Closure : 1:375939.4  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 1115264.760 sq. ft. (straight segment added to close traverse)

**= 25.602956 Acres**