

## BOUNDARY DESCRIPTION

41.393 Acres

Situated in the State of Ohio, County of Wayne, **Township of Green** in the **northeast quarter of Section 30, T-17N, R-12W.**

Being part of the land described in deeds to **Tim Moomaw and Randy Moomaw** recorded in official record volume 978, pages 5385 and 5395 of the Wayne County records.

Described as follows:

**Commencing** at a one inch diameter steel pin found in Eby Road (County Road 73) marking the southeast corner of the northeast quarter of Section 30.

Thence S 88° 30' 00" W 300.00 feet, along the south line of the quarter section, to a one inch diameter steel pipe found at the southwest corner of Robert Smucker as described in official record volume 282, page 808 and official record volume 347, page 694, the **Point of Beginning** for the parcel herein described.

Thence with the following TEN courses:

- 1) **S 88° 30' 00" W 2340.00 feet**, along the south line of the quarter section, to a capped pin set on the easterly line of Conrail Railroad (formerly the Pittsburgh, Fort Wayne and Chicago Railway).
- 2) **Northeasterly**, along the railroad line and with the arc of a curve concave to the southeast, a distance of 283.61 feet to a capped pin set.

The aforementioned curve has the following properties;

Radius = 2494.72 feet

Chord Bearing = N 25° 48' 35" E

Central Angle = 6° 30' 49"

Chord Distance = 283.46 feet

- 3) **Northeasterly**, along the railroad line and with the arc of a curve concave to the southeast, a distance of 982.67 feet to a capped pin set.

The aforementioned curve has the following properties;

Radius = 1334.91 feet

Chord Bearing = N 52° 11' 50" E

Central Angle = 42° 10' 39"

Chord Distance = 960.64 feet

- 4) **N 74° 53' 05" E 663.26 feet**, along the railroad line, to a capped pin set.

- 5) **N 70° 27' 52" E 512.48 feet**, along the railroad line, to a 3/4 inch diameter steel pin found at a northwest corner of Eric L. Hart as described in official record volume 889, page 3430.
- 6) **S 00° 54' 41" E 218.28 feet**, along the west line of Hart and the extension thereof, to a 1-1/4 inch diameter steel pipe found at the northwest corner of Karen L. Donley as described in official record volume 665, page 1506.
- 7) **S 07° 49' 23" E 35.32 feet**, along a westerly line of Donley, to a buggy axle found.
- 8) **S 00° 49' 49" E 169.50 feet**, along a westerly line of Donley, to a 1-1/4 inch diameter steel pipe found at the southwest corner thereof.
- 9) **N 88° 26' 31" E 312.02 feet**, along the south line of Donley, to a capped pin set at the northwest corner of Carl D. and Angela J. Steiner as described in official record volume 582, page 214.
- 10) **S 00° 52' 13" E 712.91 feet**, along the west line of Steiner and the extension thereof, to the **Point of Beginning**.

**This parcel contains 41.393 acres.**

**Prior Instrument: official record volume 978, pages 5385 and 5395.**

**Permanent Parcel #: all of 31-00537.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 2026, 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 272

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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# Moomaw Closure Report 225113

Lot Closure Report - Lot : **Retracement**

file- H:\ADAT4\AJOB5\2K25\job113\225113\_2\_MSCAD10.msj\lc\_Retracement.txt  
 Wednesday, February 11, 2026, 2:15:54p.m.

Starting location (North, East) = ( 424477.301, 2146443.650 )

(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	S88°30'00"W	2340.000	No	424416.047	2144104.452
2	Curve	N25°48'35"E	283.457	No	424671.228	2144227.864
ARC= 283.610, RAD= 2494.720, DELTA= 6°30'49"						
BC_TO_RAD= S67°26'50"E						
RAD_TO_EC= N60°56'01"W						
ADD_ARC_AREA = 761.516						
3	Curve	N52°11'50"E	960.638	No	425260.046	2144986.888
ARC= 982.676, RAD= 1334.910, DELTA= 42°10'39"						
BC_TO_RAD= S58°53'30"E						
RAD_TO_EC= N16°42'50"W						
ADD_ARC_AREA = 57653.105						
4	Line	N74°53'05"E	663.260	No	425432.999	2145627.202
5	Line	N70°27'52"E	512.480	No	425604.368	2146110.180
6	Line	S00°54'41"E	218.280	No	425386.116	2146113.652
7	Line	S07°49'23"E	35.320	No	425351.124	2146118.460
8	Line	S00°49'49"E	169.500	No	425181.642	2146120.916
9	Line	N88°26'31"E	312.020	No	425190.126	2146432.821
10	Line	S00°52'13"E	712.910	No	424477.298	2146443.649

Ending location (North, East) = ( 424477.298, 2146443.649 )

Total Distance : 6230.055  
 Total Traverse Stations : 11  
 Misclosure Direction : N21°19'27"E (from ending location to starting location)  
 Misclosure Distance : 0.003  
 Error of Closure : 1:2047820.5  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 1803069.253 sq. ft. (straight segment added to close  
 traverse)

**= 41.392774 Acres**

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