

**BOUNDARY DESCRIPTION**  
**2.500 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northwest quarter of Section 15, T-15N, R-12W.**

Being part of the land described in a deed to **Thomas M. Gallagher and Barbara K. Gallagher, Co-Trustees of the Thomas M. Gallagher and Barbara K. Gallagher Family Trust** recorded in official record volume 958, page 3095 of the Wayne County records.

Described as follows:

**Commencing** at a 3/4 inch diameter steel pin found in Maurer Road (Township Road 198) marking the northeast corner of the northwest quarter of Section 15 – witnessed by a capped reference pin set N 85° 02' 29" W 29.54 feet.

Thence S 04° 54' 18" W 275.01 feet, along the east line of the quarter section and in Maurer Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 84° 58' 37" W 25.91 feet.

Thence with the following **FOUR** courses:

- 1) **S 04° 54' 18" W 225.00 feet**, along the east line of the quarter section and in Maurer Road, to the northeast corner of Leander E. Miller as described in official record volume 721, page 2340 – witnessed by a 1 inch diameter steel reference pipe found N 84° 58' 37" W 24.91 feet.
- 2) **N 84° 58' 37" W 484.00 feet**, along the north line of Miller and the extension thereof, to a capped pin set.
- 3) **N 04° 54' 18" E 225.00 feet** to a capped pin set.
- 4) **S 84° 58' 37" E 484.00 feet** to the **Point of Beginning**.

**This parcel contains 2.500 acres.**

**Prior Instrument: official record volume 958, page 3095.**

**Permanent Parcel #: part of 45-00429.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 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 282

All bearings are related and common with record survey XX-962.

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.

 1/26/26

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

5.110 Acres

Situated in the State of Ohio, County of Wayne, Township of Salt Creek in the northwest quarter of Section 15, T-15N, R-12W.

Being part of the land described in a deed to **Thomas M. Gallagher and Barbara K. Gallagher, Co-Trustees of the Thomas M. Gallagher and Barbara K. Gallagher Family Trust** recorded in official record volume 958, page 3095 of the Wayne County records.

Described as follows:

**Beginning** at a 3/4 inch diameter steel pin found in Maurer Road (Township Road 198) marking the northeast corner of the northwest quarter of Section 15 – witnessed by a capped reference pin set N 85° 02' 29" W 29.54 feet.

Thence with the following SIX courses:

- 1) S 04° 54' 18" W 275.01 feet, along the east line of the quarter section and in Maurer Road, to a point – witnessed by a capped reference pin set N 84° 58' 37" W 25.91 feet.
- 2) N 84° 58' 37" W 484.00 feet to a capped pin set.
- 3) S 04° 54' 18" W 225.00 feet to a capped pin set on the north line of Paul A. and Lorna M. Miller as described in official record volume 459, page 1685.
- 4) N 84° 58' 37" W 179.77 feet, along the north line of Miller, to a capped pin set at the northwest corner thereof.
- 5) N 04° 58' 57" E 499.27 feet, along the east line of Michael D. Kurtz as described in official record volume 972, page 2701, to a 5/8 inch diameter steel pin found on the north line of the quarter section.
- 6) S 85° 02' 29" E 663.09 feet, along the north line of the quarter section, to the **Point of Beginning**.

**This parcel contains 5.110 acres.**

**Prior Instrument: official record volume 958, page 3095.**

**Permanent Parcel #: part of 45-00429.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January of 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 282

All bearings are related and common with record survey XX-962.

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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# Gallagher Closure Report 225119

Lot Closure Report - Lot : 5110 Ac

file- H:\ADAT4\AJOB5\2K25\Job119\225119.ms\lc\_5110 Ac.txt  
 Wednesday, January 7, 2026, 11:31:53a.m.

Starting location (North, East) = ( 6597.730, 12511.715 )

(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	S85°02'29"E	663.090	No	6540.415	13172.323
2	Line	S04°54'18"W	275.010	No	6266.412	13148.809
3	Line	N84°58'37"W	484.000	No	6308.789	12666.668
4	Line	S04°54'18"W	225.000	No	6084.613	12647.429
5	Line	N84°58'37"W	179.770	No	6100.354	12468.350
6	Line	N04°58'57"E	499.270	No	6597.737	12511.712

Ending location (North, East) = ( 6597.737, 12511.712 )

Total Distance : 2326.140  
 Total Traverse Stations : 7  
 Misclosure Direction : S22°48'23"E (from ending location to starting location)  
 Misclosure Distance : 0.008  
 Error of Closure : 1:304377.0  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 222574.803 sq. ft. (straight segment added to close  
 traverse)

**= 5.109614 Acres**

Lot Closure Report - Lot : 2.500 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S04°54'18"W	225.000	No	6042.236	13129.571
2	Line	N84°58'37"W	484.000	No	6084.613	12647.429
3	Line	N04°54'18"E	225.000	No	6308.789	12666.668
4	Line	S84°58'37"E	484.000	No	6266.412	13148.809

Ending location (North, East) = ( 6266.412, 13148.809 )

Total Distance : 1418.000  
 Total Traverse Stations : 5  
 Misclosure Distance : < 0.001000  
 Error of Closure : 1:INFINITY  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 108899.769 sq. ft.

**= 2.499995 Acres**