

BOUNDARY DESCRIPTION

1.096 Acres

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **northwest quarter of Section 16, T-15N, R-11W.**

Being part of the land described in a deed to **Andrew J. and Barbara Yoder** recorded in official record volume 923, page 1420 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found marking the northwest corner of the northeast quarter of Section 16.

Thence S 89° 34' 13" E 15.25 feet, along the north line of the quarter section, to a point.

Thence S 00° 32' 38" E 78.00 feet, to a capped pin marked "Baker 6938" found at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) **S 89° 34' 13" E 265.56 feet**, along a southerly line of Jonathan R. and Leona Weaver as described in official record volume 923, page 1417 and the extension thereof, to a capped pin set.
- 2) **S 00° 32' 38" E 177.94 feet** to a capped pin set on the north line of Vernon D. and Leah Raber as described in official record volume 899, page 5258.
- 3) **S 89° 38' 16" W 265.52 feet** along the north line of Raber, to a capped pin marked "Rudolph 6449" found at the northwest corner thereof.
- 4) **N 00° 32' 38" W 181.61 feet**, along an easterly line of said Weaver, to the **Point of Beginning.**

This parcel contains 1.096 acres, has no frontage on any public way but is benefited by the Access Easement described in official record volume ____, page ____.

Prior Instrument: official record volume 923, page 1420.

Permanent Parcel #: part of 39-01017.003

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 2024, 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 284.

All bearings are related and common with record survey WW-898.

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

Edward A. Gasbarre, P.S. 7036

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ACCESS EASEMENT DESCRIPTION

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **northwest quarter of Section 16, T-15N, R-11W.**

Being part of the land described in a deed to **Vernon D. and Leah J. Raber** recorded in official record volume 899, page 5258 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 marking the northwest corner of the northeast quarter of Section 16.

Thence S 00° 38' 04" E 530.36 feet, along the west line of the quarter section, to a point in Harrison Road (County Road 2) at the southwesterly corner of Jonathan R. and Leona Weaver as described in official record volume 923, page 1417.

Thence N 89° 38' 19" E 290.59 feet, in Harrison Road, along the south line of Weaver and the extension thereof, to the **Point of Beginning** for the easement herein described.

Thence with the following course:

N 02° 47' 55" W 270.79 feet to a capped pin set at the southeast corner of a 1.096 acre parcel and there **Terminate**.

Prior Instrument: official record volume 899, page 5258.

Permanent Parcel #: part of 39-01017.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 2024, 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 284.

All bearings are related and common with record survey WW-898.

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.

 12/31/24

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
0.032 Acres

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **northwest quarter of Section 16, T-15N, R-11W.**

Being part of the land described in a deed to **Aaron R. and Linda E. Yoder** recorded in official record volume 882, page 287 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found marking the northwest corner of the northeast quarter of Section 16.

Thence S 00° 38' 04" E 530.36 feet, along the west line of the quarter section, to a point in Harrison Road (County Road 2).

Thence N 89° 38' 19" E 710.37 feet, in Harrison Road, to the south east corner of Andrew J. and Barbara Yoder as described in official record volume 923, page 1420 – witnessed by a 5/8 inch diameter steel reference pin found N 05° 03' 49" W 30.00 feet.

Thence N 05° 03' 49" W 303.59 feet, along the east line of Yoder, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following **FOUR** courses:

- 1) N 05° 03' 49" W 140.02 feet, along the east line of Yoder, to a capped set.
- 2) S 88° 26' 02" E 14.46 feet to a capped pin set.
- 3) S 01° 34' 43" E 139.30 feet to a capped pin set.
- 4) N 88° 26' 02" W 5.93 feet to the **Point of Beginning**.

This parcel contains 0.032 acres and has no frontage on any public way.

Prior Instrument: official record volume 882, page 287.

Permanent Parcel #: part of 39-01017.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December of 2024, on behalf of R.W. Gasbarre & Associates, Inc.

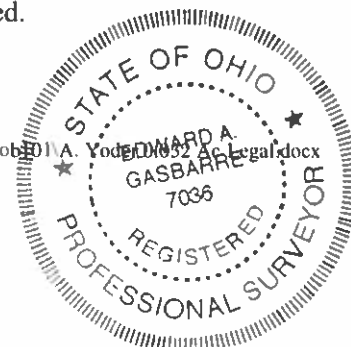
A copy of which is on file at the Wayne County map office. See survey volume yy, page 284

All bearings are related and common with record survey WW-898.

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.

 12/31/24
Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
4.325 Acres

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **northwest quarter of Section 16, T-15N, R-11W.**

Being part of the land described in a deed to **Andrew J. and Barbara Yoder** recorded in official record volume 923, page 1420 and all of the land described in official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found marking the northwest corner of the northeast quarter of Section 16.

Thence S 89° 34' 13" E 155.25 feet, along the north line of the quarter section, to a capped pin marked "Baker 6938" found at the **Point of Beginning** for the parcel herein described.

Thence with the following FOURTEEN courses:

- 1) **S 89° 34' 13" E 118.00 feet**, along the north line of the quarter section, to a 5/8 inch diameter steel pin found on the west line of Delbert M. and Luella A. Shetler as described in official record 166, page 789.
- 2) **S 00° 46' 22" E 1.27 feet**, along the west line of Shetler, to a 3/4 inch diameter crimped steel pipe found at the southwest corner thereof.
- 3) **S 89° 18' 12" E 397.13 feet**, along the south line of Shetler and the extension thereof, to a capped pin marked "Rudolph 6449" found.
- 4) **S 05° 03' 49" E 76.12 feet**, along a westerly line of Aaron R. and Linda E. Yoder as described in official record volume 882, page 287, to a capped pin set.
- 5) **S 88° 26' 02" E 14.46 feet** to a capped pin set.
- 6) **S 01° 34' 43" E 139.30 feet** to a capped pin set.
- 7) **N 88° 26' 02" W 5.93 feet** to a capped pin set on a westerly line of said Aaron R. and Linda E. Yoder.
- 8) **S 05° 03' 49" E 303.59 feet**, along a westerly line of Yoder, to a point in Harrison Road (County Road 2) – witnessed by a 5/8 inch diameter steel reference pin found
N 05° 03' 49" W 30.00 feet.

- 9) **S 89° 38' 19" W 288.32 feet**, along a northerly line of Yoder and in Harrison Road, to the southeast corner of Vernon D. and Leah J. Raber as described in official record volume 899, page 5258 – witnessed by a 5/8 inch diameter steel reference pin found N 03° 31' 36" W 34.52 feet.
- 10) **N 03° 31' 36" W 270.96 feet**, along the east line of Raber, to a 5/8 inch diameter steel pin found at the northeast corner thereof.
- 11) **S 89° 38' 16" W 128.02 feet**, along the north line of Raber, to a capped pin set.
- 12) **N 00° 32' 38" W 177.94 feet** to a capped pin set.
- 13) **N 89° 34' 13" W 125.56 feet** to a capped pin marked "Baker 6938" found at a southeasterly corner of Jonathan R. and Leona Weaver as described in official record volume 923, page 1417.
- 14) **N 00° 32' 38" W 78.00 feet**, along an easterly line of Weaver, to the **Point of Beginning**.

This parcel contains 4.325 acres.

Prior Instrument: official record volume 923, page 1420 and official record volume _____, page _____.

Permanent Parcel #: part of 39-01017.003

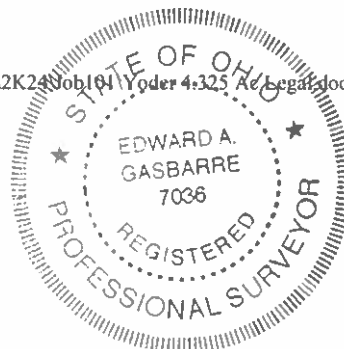
This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 2024, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume yy, page 284.

All bearings are related and common with record survey WW-898.

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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Yoder Closure Report 224101

Lot Closure Report - Lot : 4.325 AC
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Starting location (North, East) = (3506.000, 6598.526)

(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	S89°38'19"W	288.320	No	3504.181	6310.212
2	Line	N03°31'36"W	270.960	No	3774.628	6293.544
3	Line	S89°38'16"W	128.020	No	3773.819	6165.527
4	Line	N00°32'38"W	177.940	No	3951.751	6163.837
5	Line	N89°34'13"W	125.560	No	3952.692	6038.281
6	Line	N00°32'38"W	78.000	No	4030.689	6037.541
7	Line	S89°34'13"E	118.000	No	4029.804	6155.537
8	Line	S00°46'22"E	1.270	No	4028.534	6155.554
9	Line	S89°18'12"E	397.130	No	4023.705	6552.655
10	Line	S05°03'49"E	76.120	No	3947.882	6559.373
11	Line	S88°26'02"E	14.460	No	3947.487	6573.828
12	Line	S01°34'43"E	139.300	No	3808.240	6577.666
13	Line	N88°26'02"W	5.930	No	3808.402	6571.738
14	Line	S05°03'49"E	303.580	No	3505.997	6598.533

Ending location (North, East) = (3505.997, 6598.533)

Total Distance : 2124.600
 Total Traverse Stations : 15
 Misclosure Direction : N69°37'44"W (from ending location to starting location)
 Misclosure Distance : 0.008
 Error of Closure : 1:271298.0
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 188415.574 sq. ft. (straight segment added to close traverse)

= 4.325426 Acres

Lot Closure Report - Lot : 1.096 Ac
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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S89°38'16"W	265.520	No	3772.140	5900.012
2	Line	N00°32'38"W	181.610	No	3953.742	5898.288
3	Line	S89°34'13"E	265.560	No	3951.750	6163.840
4	Line	S00°32'38"E	177.940	No	3773.818	6165.530

Ending location (North, East) = (3773.818, 6165.530)

Total Distance : 890.630
 Total Traverse Stations : 5
 Misclosure Direction : N81°13'28"W (from ending location to starting location)
 Misclosure Distance : 0.003
 Error of Closure : 1:293444.5
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 47734.093 sq. ft. (straight segment added to close traverse)

= 1.095824 Acres

Lot Closure Report - Lot : 4.293 Ac

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 Tuesday, October 15, 2024, 3:45:40p.m.

Starting location (North, East) = (3506.000, 6598.526)

(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	S89°38'19"W	288.320	No	3504.181	6310.212
2	Line	N03°31'36"W	270.960	No	3774.628	6293.544
3	Line	S89°38'16"W	128.020	No	3773.819	6165.527
4	Line	N00°32'38"W	177.940	No	3951.751	6163.837
5	Line	N89°34'13"W	125.560	No	3952.692	6038.281
6	Line	N00°32'38"W	78.000	No	4030.689	6037.541
7	Line	S89°34'13"E	118.000	No	4029.804	6155.537
8	Line	S00°46'22"E	1.270	No	4028.534	6155.554
9	Line	S89°18'12"E	397.130	No	4023.705	6552.655
10	Line	S05°03'49"E	519.730	No	3506.004	6598.527

Ending location (North, East) = (3506.004, 6598.527)

Total Distance : 2104.930
 Total Traverse Stations : 11
 Misclosure Direction : S19°41'24"W (from ending location to starting location)
 Misclosure Distance : 0.004
 Error of Closure : 1:497145.0
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 186995.569 sq. ft. (straight segment added to close traverse)

= 4.292828 Acres

Lot Closure Report - Lot : 0.032 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S88°26'02"E	14.460	No	3947.487	6573.828
2	Line	S01°34'43"E	139.300	No	3808.240	6577.666
3	Line	N88°26'02"W	5.930	No	3808.402	6571.738
4	Line	N05°03'49"W	140.020	No	3947.885	6559.379

Ending location (North, East) = (3947.885, 6559.379)

Total Distance : 299.720
 Total Traverse Stations : 5
 Misclosure Direction : S57°09'24"W (from ending location to starting location)
 Misclosure Distance : 0.006
 Error of Closure : 1:50039.6
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 1417.654 sq. ft. (straight segment added to close traverse)

= 0.032545 Acres