

BOUNDARY DESCRIPTION
2.062 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southwest quarter of Section 34, T-16N, R-12W.**

Being part of the land described in a deed to **Henry A. Miller, Alvin E. Miller and Erma J. Miller** recorded in official record volume 585, page 2459 of the Wayne County records.

Described as follows:

Commencing at a stone monument found marking the center of Section 34.

Thence N 88° 25' 23" W 478.50 feet, along the north line of the quarter section, to a capped pin found at the northwest corner of Dennis J. and Susan J. Hershberger as described in official record volume 895, page 4763, the **Point of Beginning** for the parcel herein described.

Thence with the following TEN courses:

- 1) **S 14° 55' 15" E 253.70 feet**, along the west line of Hershberger, to a capped pin found at the northeast corner of Lot 86 of the Crist Hilty Allotment No. 1 as recorded in plat, volume 33, page 31.
- 2) **N 85° 52' 16" W 420.51 feet**, along the north line of Lot 86, to a capped pin marked "SJL INC." found at the northwest corner thereof.
- 3) **N 01° 34' 37" E 130.53 feet** to a capped pin set.
- 4) **N 88° 25' 23" W 197.28 feet** to a capped pin set.
- 5) **N 01° 34' 37" E 94.00 feet** to a capped pin set on the north line of the quarter section.
- 6) **S 88° 25' 23" E 25.00 feet**, along the north line of the quarter section, to a westerly corner of Joseph V. and Marianne L. Yoder as described in official record volume 984, page 4039.
- 7) **S 01° 34' 37" W 54.00 feet** to a 5/8 inch diameter steel pin found.
- 8) **S 88° 25' 23" E 337.00 feet**, along a southerly line of Yoder, to a 5/8 inch diameter steel pin found.
- 9) **N 01° 34' 37" E 54.00 feet**, along an easterly line of Yoder, to a 5/8 inch diameter steel pin found on the north line of the quarter section.

- 10) S 88° 25' 23" E 183.32 feet, along the north line of the quarter section, to the **Point of Beginning**.

This parcel contains 2.062 acres and has no frontage on any public way.

Prior Instrument: official record volume 585, page 2459.

Permanent Parcel #: part of 27-00023.011

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 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 319.

All bearings are related and common with record survey YY-225.

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 3/23/26

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K26\Job009\Miller 2.062 Ac Legal.docx



BOUNDARY DESCRIPTION
5.623 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southwest and northwest quarters of Section 34, T-16N, R-12W.**

Being all of the land described in deeds to **Joseph V. and Marianne L. Yoder** recorded in official record volume 984, page 4039 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a stone monument found marking the center of Section 34.

Thence N 88° 25' 23" W 478.50 feet, along the north line of the quarter section line, to a capped pin found at the northwest corner of Dennis J. and Susan J. Hershberger as described in official record volume 895, page 4763, the **Point of Beginning** for the parcel herein described.

Thence with the following FOURTEEN courses:

- 1) **S 14° 55' 15" E 253.70 feet**, into the southwest quarter and along the west line of Hershberger, to a capped pin found at the northeast corner of Lot 86 of the Crist Hilty Allotment No. 1 as recorded in plat volume 33, page 31.
- 2) **N 85° 52' 16" W 420.51 feet**, along the north line of Lot 86, to a capped pin marked "SJL INC." found at the northwest corner thereof.
- 3) **N 01° 34' 37" E 130.53 feet** to a capped pin set.
- 4) **N 88° 25' 23" W 197.28 feet** to a capped pin set.
- 5) **N 01° 34' 37" E 94.00 feet** to a capped pin set on the north line of the quarter section.
- 6) **N 88° 25' 23" W 372.80 feet**, along the north line of the quarter section, to a point in Carr Road (County Road 94-A) on an easterly line of Jacob J. and Erma Sue Coblentz as described in official record volume 947, page 4299 - witnessed by a capped reference pin found S 88° 25' 23" E 30.00 feet.
- 7) **N 02° 58' 29" W 30.09 feet**, in Carr Road, along an easterly line of Coblentz and into the northwest quarter, to the southwest corner of Dennis I. and Mary D. Hilty as described in official record volume 984, page 4036 - witnessed by a capped reference pin found S 88° 25' 23" E 30.00 feet.

- 8) S 88° 25' 23" E 318.75 feet, along a southerly line of Hilty, to a capped pin found.
- 9) N 05° 14' 06" E 74.31 feet, along an easterly line of Hilty, to a capped pin found.
- 10) N 88° 35' 40" E 91.14 feet, along a southerly line of Hilty, to a capped pin found.
- 11) N 29° 33' 59" E 362.04 feet, along an easterly line of Hilty, to a capped pin found.
- 12) S 48° 00' 53" E 343.03 feet, along the southwesterly line of Alfred Lucius as described in deed volume 501, page 521, to a stone monument found on the westerly line of Hostetler Real Estate Holdings, LLC as described in official record volume 932, page 1749.
- 13) S 29° 18' 32" W 233.00 feet, along the westerly line of Hostetler Real Estate Holdings, LLC, to a 5/8 inch diameter steel pin found on the south line of the quarter section.
- 14) S 88° 25' 23" E 183.32 feet, along the south line of the quarter section, to the **Point of Beginning**.

This parcel contains 5.623 acres; of which 3.143 acres lie in the northwest quarter and 2.480 acres lie in the southwest quarter of Section 34.

A portion of this parcel lies within a known floodplain.

Prior Instrument: official record volume 984, page 4039 and official record volume ____, page ____.

Permanent Parcel #: all of 27-00025.000

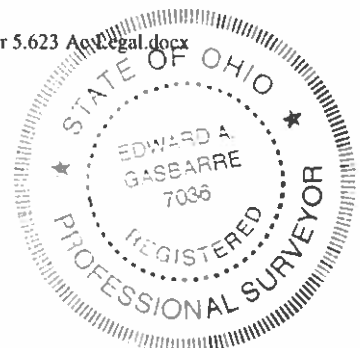
This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 2026, on behalf of R. W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume yy, page 319.

All bearings are related and common with record survey YY-225.

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.

 3/23/26
Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB\52K26\Job009\Yoder 5.623 Ac Legal.docx



BOUNDARY DESCRIPTION
2.324 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southwest quarter of Section 34, T-16N, R-12W.**

Being part of the land described in a deed to **Henry A. Miller, Alvin E. Miller and Erma J. Miller** recorded in official record volume 585, page 2459 of the Wayne County records.

Described as follows:

Commencing at a stone monument found marking the center of Section 34.

Thence N 88° 25' 23" W 478.50 feet, along the north line of the quarter section, to a capped pin found at the northwest corner of Dennis J. and Susan J. Hershberger as described in official record volume 895, page 4763.

Thence S 14° 55' 15" E 253.70 feet, along the west line of Hershberger, to a capped pin found at the northeast corner of Lot 86 of the Crist Hilty Allotment No. 1 as recorded in plat volume 33, page 31.

Thence N 85° 52' 16" W 420.51 feet, along the north line of Lot 86, to a capped pin marked "SJL INC." found at the northwest corner thereof, the **Point of Beginning** for the parcel herein described.

Thence with the following SEVEN courses:

- 1) **N 85° 52' 16" W 567.31 feet**, along the north line of Mervin A. Miller as described in official record volume 930, page 3610, to a point in Carr Road (County Road 94-A) on an easterly line of Jacob J. and Erma Sue Coblentz as described in official record volume 947, page 4299 - witnessed by a capped reference pin found S 85° 52' 16" E 30.00 feet.
- 2) **N 04° 37' 37" E 94.52 feet**, along an easterly line of Coblentz and in Carr Road, to a railroad spike found.
- 3) **N 02° 58' 29" W 105.22 feet**, along an easterly line of Coblentz and in Carr Road, to a point on the north line of the quarter section - witnessed by a capped reference pin found S 88° 25' 23" E 30.00 feet.
- 4) **S 88° 25' 23" E 372.80 feet**, along the north line of the quarter section, to a capped pin set.
- 5) **S 01° 34' 37" W 94.00 feet** to a capped pin set.
- 6) **S 88° 25' 23" E 197.28 feet** to a capped pin set.

7) S 01° 34' 37" W 130.53 feet to the **Point of Beginning**.

This parcel contains 2.324 acres.

Prior Instrument: official record volume 585, page 2459.

Permanent Parcel #: part of 27-00023.011

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 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 319.

All bearings are related and common with record survey YY-225.

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 2/23/26

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB52K26\Job009\Miller 2.324 Ac Legal.docx



Miller Closure Report 226009

Lot Closure Report - Lot : 5.623 Ac

file- H:\ADAT4\AJOB5\2K26\Job009\226009.ms\lc_5.623 Ac.txt

Thursday, March 5, 2026, 11:52:20a.m.

Starting location (North, East) = (5693.000, 9387.000)

(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	N85°52'16"W	420.510	No	5723.277	8967.581
2	Line	N1°34'37"E	130.530	No	5853.757	8971.173
3	Line	N88°25'23"W	197.280	No	5859.186	8773.968
4	Line	N1°34'37"E	94.000	No	5953.151	8776.555
5	Line	N88°25'23"W	372.800	No	5963.410	8403.896
6	Line	N2°58'29"W	30.090	No	5993.460	8402.335
7	Line	S88°25'23"E	318.750	No	5984.688	8720.964
8	Line	N5°14'06"E	74.310	No	6058.688	8727.744
9	Line	N88°35'40"E	91.140	No	6060.923	8818.857
10	Line	N29°33'59"E	362.040	No	6375.820	8997.499
11	Line	S48°00'53"E	343.030	No	6146.354	9252.479
12	Line	S29°18'32"W	233.000	No	5943.179	9138.421
13	Line	S88°25'23"E	183.320	No	5938.134	9321.672
14	Line	S14°55'15"E	253.700	No	5692.989	9386.995

Ending location (North, East) = (5692.989, 9386.995)

Total Distance : 3104.500
 Total Traverse Stations : 15
 Misclosure Direction : N22°28'17"E (from ending location to starting location)
 Misclosure Distance : 0.012
 Error of Closure : 1:251959.8
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 244961.756 sq. ft. (straight segment added to close traverse)

= 5.623548 Acres

Lot Closure Report - Lot : 2.324 Ac

=====

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N85°52'16"W	567.310	No	5764.123	8401.744
2	Line	N4°37'37"E	94.520	No	5858.335	8409.368
3	Line	N2°58'29"W	105.220	No	5963.414	8403.908
4	Line	S88°25'23"E	372.800	No	5953.154	8776.567
5	Line	S1°34'37"W	94.000	No	5859.190	8773.980
6	Line	S88°25'23"E	197.280	No	5853.761	8971.185
7	Line	S1°34'37"W	130.530	No	5723.280	8967.593

Ending location (North, East) = (5723.280, 8967.593)

Total Distance : 1561.660
 Total Traverse Stations : 8
 Misclosure Direction : S73°36'34"W (from ending location to starting location)
 Misclosure Distance : 0.012
 Error of Closure : 1:126618.9
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 101227.440 sq. ft. (straight segment added to close traverse)

= 2.323862 Acres

Lot Closure Report - Lot : 2.062

=====

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N85°52'16"W	420.510	No	5723.277	8967.581
2	Line	N1°34'37"E	130.530	No	5853.757	8971.173
3	Line	N88°25'23"W	197.280	No	5859.186	8773.968
4	Line	N1°34'37"E	94.000	No	5953.151	8776.555
5	Line	S88°25'23"E	25.000	No	5952.463	8801.546
6	Line	S1°34'37"W	54.000	No	5898.483	8800.060
7	Line	S88°25'23"E	337.000	No	5889.209	9136.932
8	Line	N1°34'37"E	54.000	No	5943.189	9138.418
9	Line	S88°25'23"E	183.320	No	5938.144	9321.669
10	Line	S14°55'15"E	253.700	No	5692.998	9386.992

Ending location (North, East) = (5692.998, 9386.992)

Total Distance : 1749.340
 Total Traverse Stations : 11
 Misclosure Direction : N76°16'49"E (from ending location to starting location)
 Misclosure Distance : 0.008
 Error of Closure : 1:218926.7
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 89837.975 sq. ft. (straight segment added to close traverse)

= 2.062396 Acres