

BOUNDARY DESCRIPTION
1.975 Acres

Situated in the State of Ohio, County of Wayne, **Township of Green** in the **southeast quarter of Section 27, T-17N, R-12W.**

Being all of the land described in a deed to **Keith H. and Carol A. Workman** recorded in official record volume 953, page 2843 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pin found in the intersection of Paradise Road (Township Road 216) and Chippewa Road (Township Road 145) marking the northeast corner of the southeast quarter of Section 27.

Thence S 03° 36' 49" W 973.43 feet, along the east line of the quarter section, to a railroad spike found on the south line of the Wheeling and Lake Erie Railroad as described in deed volume 109, page 23 and the **Point of Beginning** for the parcel herein described - witnessed by a capped reference pin set on the south line of the railroad that bears N 64° 57' 09" W 18.13 feet.

Thence with the following FIVE courses:

- 1) **S 03° 36' 49" W 168.07 feet**, along the east line of the quarter section and in Chippewa Road, to the northeast corner of Joel E. and Linda L. Yungen as described in official record volume 522, page 406 and official record volume 619, page 141 - witnessed by a capped reference marked "Purdy 7307" found N 86° 38' 48" W 30.01 feet.
- 2) **N 86° 03' 54" W 440.22 feet**, along the north line of Yungen and the extension thereof, to a capped pin marked "Baker 6938" found at a southeasterly corner of Lois M. Smucker, Trustee as described in official record volume 977, page 5434.
- 3) **N 03° 36' 49" E 198.00 feet**, along an easterly line of Smucker, to a capped pin marked "Baker 6938" found.
- 4) **S 86° 03' 54" E 364.12 feet**, along a southerly line of Smucker, to a capped pin marked "Baker 6938" found on the south line of said railroad.
- 5) **Southeasterly**, along the southerly line of the railroad and with the arc of a curve concave to the northeast, a distance of 81.93 feet to the **Point of Beginning.**

The aforementioned curve has the following properties:

Central Angle = 00° 48' 52"

Radius = 5762.65 feet

Chord Bearing S 64° 38' 07" E

Chord Distance = 81.93 feet

This parcel contains 1.975 acres.

Prior Instrument: official record volume 953, page 2843.

Permanent Parcel #: 31-00935.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June 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 342.

All bearings are related and common with record survey QQ-114.

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 6/05/26
Edward A. Gasbarre, P.S. 7036

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Workman Closure Report 226046

Lot Closure Report - Lot : 1.975 Ac

file- H:\ADAT4\AJOB5\2K26\Job046\226046.ms\lc_1.975 Ac.txt

Wednesday, June 3, 2026, 8:38:29a.m.

Starting location (North, East) = (4877.981, 6096.903)

(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	S03°36'49"W	168.070	No	4710.246	6086.310
2	Line	N86°03'54"W	440.220	No	4740.455	5647.127
3	Line	N03°36'49"E	198.000	No	4938.062	5659.607
4	Line	S86°03'54"E	364.120	No	4913.074	6022.868
5	Curve	S64°38'07"E	81.914	No	4877.984	6096.886

ARC= 81.915, RAD= 5762.650, DELTA= 0°48'52"

BC_TO_RAD= N25°46'19"E

RAD_TO_EC= S24°57'27"W

SUBTRACT_ARC_AREA = 7.948

Ending location (North, East) = (4877.984, 6096.886)

Total Distance : 1252.325
Total Traverse Stations : 6
Misclosure Direction : S81°01'16"E (from ending location to starting location)
Misclosure Distance : 0.017
Error of Closure : 1:73296.6
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 86015.224 sq. ft. (straight segment added to close traverse)
= 1.974638 Acres