

BOUNDARY DESCRIPTION

4.158 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northeast quarter of Section 18, T-15N, R-12W.**

Being part of the land described in a deed to **Mervin E. and Leah I. Miller** recorded in official record volume 939, page 3493 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pin found marking the northwest corner of the northeast quarter of Section 18.

Thence N 88° 13' 54" E 510.41 feet, along the north line of the quarter section, to a point on an easterly line of Harry and Ruth E. Yoder as described in official record volume 364, page 2182.

Thence S 18° 24' 16" E 270.71 feet, along an easterly line of Yoder, to a 1/2 inch diameter steel pin found.

Thence S 25° 05' 29" E 31.21 feet, along an easterly line of Yoder, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following TEN courses:

- 1) N 53° 08' 14" E 318.77 feet to a capped pin set.
- 2) S 20° 48' 52" E 95.07 feet to a capped pin set.
- 3) S 15° 08' 32" E 112.85 feet to a 5/8 inch diameter steel pin found at a northwesterly corner of Steven M. and Sharon L. Kline as described in official record volume 888, page 5704.
- 4) S 23° 27' 17" E 202.93 feet, along a westerly line of Kline, to a capped pin found.
- 5) S 55° 57' 45" W 53.40 feet, along a northerly line of Kline, to a capped pin found.
- 6) S 40° 59' 48" E 359.19 feet, along a westerly line of Kline, to a capped pin found at a northeasterly corner of Harry E. and Ruth Yoder as described in official record volume 939, page 3480.
- 7) S 87° 21' 04" W 344.04 feet, along a northerly line of Yoder, to a capped pin found.
- 8) N 24° 05' 53" W 251.99 feet, along an easterly line of Yoder, to a capped pin found.

- 9) **N 28° 01' 49" W 229.32 feet**, along an easterly line of Harry and Ruth E. Yoder as described in official record volume 364, page 2182, to a capped pin marked "Rudolph 6449" found.
- 10) **N 25° 05' 29" W 85.20 feet**, along an easterly line of Yoder, to the **Point of Beginning**.

This parcel contains 4.158 acres and has no frontage on any public way.

This parcel is benefited by the access easements described in deed volume 515, page 735 and official record volume _____, page _____.

Prior Instrument: official record volume 939, page 3493.

Permanent Parcel #: part of 45-00667.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in August of 2025, 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 362.

All bearings are related and common with record survey XX-189.

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.

 8/15/25

Edward A. Gasbarre, P.S. 7036

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10 FEET WIDE ACCESS EASEMENT DESCRIPTION

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northeast quarter of Section 18, T-15N, R-12W.**

Being part of the land described in a deed to **Steven M. and Sharon L. Kline** recorded in official record volume 888, page 5704 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pin found marking the northwest corner of the northeast quarter of Section 18.

Thence N 88° 13' 54" E 510.41 feet, along the north line of the quarter section, to a point on an easterly line of Harry and Ruth E. Yoder as described in official record volume 364, page 2182.

Thence S 18° 24' 16" E 270.71 feet, along an easterly line of Yoder, to a 1/2 inch diameter steel pin found.

Thence S 25° 05' 29" E 116.42 feet, along an easterly line of Yoder, to a capped pin marked "Rudolph 6449" found.

Thence S 28° 01' 49" E 229.32 feet, along an easterly line of Yoder, to a capped pin found at the southeast corner thereof.

Thence S 24° 05' 53" E 251.99 feet, along an easterly line of Harry E. and Ruth Yoder as described in official record volume 939, page 3480, to a capped pin found.

Thence N 87° 21' 04" E 344.04 feet, along a northerly line of Yoder, to a capped pin found.

Thence S 40° 59' 48" E 89.26 feet, along an easterly line of Yoder, to a 1 inch diameter steel pipe found.

Thence S 42° 20' 39" E 159.80 feet, along an easterly line of Yoder, to a capped pin found.

Thence N 88° 05' 27" E 18.33 feet, along a northerly line of Yoder, to a 1 inch diameter steel pipe found in Cutter Road (Township Road 205).

Thence N 6° 16' 16" W 20.06 feet, in Cutter Road and along an easterly line of said Kline, to the **Point of Beginning** for the easement herein described.

Thence with the following EIGHT courses:

- 1) S 88° 05' 27" W 7.57 feet, along the north line of the 20 feet wide right of way easement described in deed volume 515, page 735, to a point.
- 2) N 42° 20' 39" W 150.33 feet, along an easterly line of the 20 feet wide easement, to a point.
- 3) N 40° 59' 48" W 121.63 feet, along an easterly line of the 20 feet wide easement, to a point.
- 4) S 89° 45' 40" E 13.30 feet to a point.
- 5) S 40° 59' 48" E 112.76 feet to a point.
- 6) S 42° 20' 39" E 145.58 feet to a point.
- 7) N 88° 05' 27" E 2.19 feet to a point in Cutter Road and on an easterly line of said Kline.
- 8) S 6° 16' 16" E 10.03 feet, in Cutter Road and along an easterly line of Kline, to the Point of Beginning.

Prior Instrument: official record volume 888, page 5704.

Permanent Parcel #: part of 45-00666.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in August of 2025, 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 362.

All bearings are related and common with record survey XX-189.

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 8/15/25

Edward A. Gasbarre, P.S. 7036

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Miller Closure Report 224033

Lot Closure Report - Lot : 40.158 Ac

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Monday, June 23, 2025, 8:24:19a.m.

Starting location (North, East) = (8478.837, 15758.573)

(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	N24°05'53"W	251.990	No	8708.866	15655.685
2	Line	N28°01'49"W	229.320	No	8911.286	15547.919
3	Line	N25°05'29"W	85.200	No	8988.446	15511.789
4	Line	N53°08'14"E	318.770	No	9179.676	15766.829
5	Line	S20°48'52"E	95.070	No	9090.811	15800.611
6	Line	S15°08'32"E	112.850	No	8981.879	15830.089
7	Line	S23°27'17"E	202.930	No	8795.716	15910.861
8	Line	S55°57'45"W	53.400	No	8765.826	15866.609
9	Line	S40°59'48"E	359.190	No	8494.729	16102.244
10	Line	S87°21'04"W	344.040	No	8478.829	15758.571

Ending location (North, East) = (8478.829, 15758.571)

Total Distance : 2052.760
Total Traverse Stations : 11
Misclosure Direction : N11°25'04"E (from ending location to starting location)
Misclosure Distance : 0.009
Error of Closure : 1:239763.6
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 181124.633 sq. ft. (straight segment added to close traverse)
= 4.158049 Acres

Lot Closure Report - Lot : 10ftEasement

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S88°05'27"W	7.570	No	7280.278	14404.620
2	Line	N42°20'39"W	150.330	No	7391.388	14303.360
3	Line	N40°59'48"W	121.630	No	7483.188	14223.569
4	Line	S89°45'40"E	13.300	No	7483.133	14236.869
5	Line	S40°59'48"E	112.760	No	7398.028	14310.841
6	Line	S42°20'40"E	145.580	No	7290.428	14408.902
7	Line	N88°05'27"E	2.190	No	7290.501	14411.091
8	Line	S06°16'16"E	10.030	No	7280.531	14412.186

Ending location (North, East) = (7280.531, 14412.186)

Total Distance : 563.390
Total Traverse Stations : 9
Misclosure Direction : S27°41'43"W (from ending location to starting location)
Misclosure Distance : 0.001
Error of Closure : 1:415600.2
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 2700.763 sq. ft. (straight segment added to close traverse)
= 0.062001 Acres
