

BOUNDARY DESCRIPTION
2.676 Acres

Situated in the State of Ohio, County of Wayne, **Township of Cannan** in the **northeast quarter of Section 18, T-17N, R-13W.**

Being part of the land described in a deed to **Donald L. Moore** recorded in official record volume 958, page 2086 of the Wayne County records.

Described as follows:

Commencing in the intersection of Sterling Road (County Road 59) and Parmenter Road (Township Road 347) at a railroad spike set over a stone monument marking the northeast corner of Section 18 - witnessed by a capped reference pin marked "Rudolph 6449" found N 02° 16' 56" W 29.89 feet.

Thence S 01° 56' 38" E 906.94 feet, along the east line of the quarter section and in Parmenter Road, to a point.

Thence N 88° 40' 23" W 60.10 feet to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following NINE courses:

- 1) S 01° 56' 38" E 100.09 feet to a capped pin set.
- 2) S 89° 28' 03" W 346.83 feet to a capped pin set.
- 3) S 00° 56' 23" E 32.03 feet to a capped pin set.
- 4) S 89° 27' 48" W 256.71 feet to a capped pin set.
- 5) N 00° 09' 16" E 367.31 feet to a capped pin set.
- 6) S 87° 19' 58" E 137.75 feet to a capped pin set.
- 7) S 32° 13' 02" E 159.90 feet to a capped pin set.
- 8) S 07° 06' 51" E 80.08 feet to a capped pin set.
- 9) S 88° 40' 23" E 365.93 feet to the **Point of Beginning**.

This parcel contains 2.676 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 958, page 2086.

Permanent Parcel #: part of 07-00617.000

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 385

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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 6/19/26

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K25\job061\Moore 2.676 Ac Legal.docx



30 FEET WIDE ACCESS EASEMENT DESCRIPTION

Situated in the State of Ohio, County of Wayne, **Township of Cannan** in the **northeast quarter of Section 18, T-17N, R-13W.**

Being part of the land described in a deed to **Donald L. Moore** recorded in official record volume 958, page 2086 of the Wayne County records.

Being a strip of land lying between parallel lines located 15 feet on each side of the following described centerline along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

Commencing in the intersection of Sterling Road (County Road 59) and Parmenter Road (Township Road 347) at a railroad spike set over a stone monument marking the northeast corner of Section 18 - witnessed by a capped reference pin marked "Rudolph 6449" found N 02° 16' 56" W 29.89 feet.

Thence N 88° 34' 58" W 641.26 feet, in Sterling Road and along the north line of the quarter section, to the **Point of Beginning** for the easement herein described.

Thence with the following course:

S 00° 09' 16" W 1058.72 feet, 15.00 feet west of and parallel with the west line of a 2.676 acre parcel and there **Terminate**.

Prior Instrument: official record volume 958, page 2086.

Permanent Parcel #: part of 07-00617.000

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 385. All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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

H:\DATA\T4\JOBS\2K25\006\Moore Access Easement Legal.docx



Moore Closure Report 225061

Lot Closure Report - Lot : 2.676 Ac

file- H:\ADAT4\AJOB5\2K25\job061\225061 A.ms\lc_2.676 Ac.txt

Wednesday, April 29, 2026, 10:59:32a.m.

Starting location (North, East) = (471465.846, 2116688.368)

(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	S87°19'58"E	137.750	No	471459.436	2116825.968
2	Line	S32°13'02"E	159.900	No	471324.155	2116911.216
3	Line	S07°06'51"E	80.080	No	471244.692	2116921.134
4	Line	S88°40'23"E	365.930	No	471236.218	2117286.965
5	Line	S01°56'38"E	100.090	No	471136.185	2117290.361
6	Line	S89°28'03"W	346.830	No	471132.962	2116943.546
7	Line	S00°56'23"E	32.030	No	471100.936	2116944.071
8	Line	S89°27'48"W	256.710	No	471098.532	2116687.372
9	Line	N00°09'16"E	367.310	No	471465.840	2116688.362

Ending location (North, East) = (471465.840, 2116688.362)

Total Distance : 1846.630
Total Traverse Stations : 10
Misclosure Direction : N43°34'03"E (from ending location to starting location)
Misclosure Distance : 0.008
Error of Closure : 1:238293.1
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 116547.928 sq. ft. (straight segment added to close
traverse)

= 2.675572 Acres