

BOUNDARY DESCRIPTION
2.647 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southeast quarter of Section 24, T-16N, R-12W.**

More particularly being part of Lot 5 of the Andy Troyer Subdivision No. 2 recorded in plat volume 23, page 173 and described in a deed to **Henry C. & Mattie P. Miller** recorded in official record volume 437, page 1466 of the Wayne County records.

Described as follows:

Beginning at a 5/8 inch diameter steel pin found at the northwest corner of Lot 5.

Thence with the following EIGHT courses:

The following 5 courses (courses 1 through 5) follow the lines of Lot 5.

- 1) S 87° 45' 44 E 60.05 to a capped pin found.
- 2) S 04° 30' 00" W 60.05 feet to a capped pin found.
- 3) S 87° 45' 44" E 393.29 feet to the northeast corner of Lot 5.
- 4) S 02° 14' 12" W 650.84 feet to the southeast corner of Lot 5.
- 5) N 85° 44' 49" W 61.78 feet to a capped pin set.
- 6) N 04° 54' 05" E 437.99 feet to a capped pin set.
- 7) N 82° 51' 38" W 420.42 feet to a capped pin set on the west line of Lot 5.
- 8) N 04° 30' 00" E 235.41 feet, along the west line of Lot 5, to the **Point of Beginning.**

This parcel contains 2.647 acres and has no frontage on any public way.

Prior Instrument: official record volume 437, page 1466.

Permanent Parcel #: part of 27-00538.007

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in September 2024, on behalf of R.W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume ~~XX~~, page ~~930~~

All bearings are related and common with plat volume 26, page 173.

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.

 9/11/24
Edward A. Gasbarre, P.S. 7036

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Henry Miller Closure Report 224066

Lot Closure Report - Lot : 4.353 Ac
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file- H:\ADAT4\AJOB5\2K24\Job066\224066.msj\lc_4.353 Ac.txt
 Monday, August 26, 2024, 11:30:10a.m.

Starting location (North, East) = (3678.141, 4573.214)

(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°44'49"W	289.640	No	3699.621	4284.371
2	Line	S81°00'03"W	130.880	No	3679.149	4155.102
3	Line	N04°30'00"E	489.140	No	4166.781	4193.480
4	Line	S82°51'38"E	420.420	No	4114.529	4610.640
5	Line	S04°54'05"W	437.990	No	3678.141	4573.218

Ending location (North, East) = (3678.141, 4573.218)

Total Distance : 1768.070
 Total Traverse Stations : 6
 Misclosure Direction : N89°32'03"W (from ending location to starting location)
 Misclosure Distance : 0.004
 Error of Closure : 1:429179.8
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 189617.265 sq. ft. (straight segment added to close
 traverse)

= 4.353013 Acres

Lot Closure Report - Lot : 5.852 Ac
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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N04°54'05"E	437.990	No	4114.529	4610.636
2	Line	N82°51'38"W	420.420	No	4166.781	4193.476
3	Line	N04°30'00"E	235.410	No	4401.465	4211.946
4	Line	S87°45'44"E	60.050	No	4399.120	4271.950
5	Line	S04°30'00"W	60.050	No	4339.256	4267.238
6	Line	S87°45'44"E	606.570	No	4315.571	4873.346
7	Line	S02°14'12"W	658.350	No	3657.723	4847.652
8	Line	N85°44'49"W	275.200	No	3678.132	4573.210

Ending location (North, East) = (3678.132, 4573.210)

Total Distance : 2754.040
 Total Traverse Stations : 9
 Misclosure Direction : N21°42'44"E (from ending location to starting location)
 Misclosure Distance : 0.010
 Error of Closure : 1:287492.0
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 254896.867 sq. ft. (straight segment added to close
 traverse)

= 5.851627 Acres

Lot Closure Report - Lot : 2.647 Ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N04°54'05"E	437.990	No	4114.529	4610.640
2	Line	N82°51'38"W	420.420	No	4166.781	4193.480
3	Line	N04°30'00"E	235.410	No	4401.465	4211.950
4	Line	S87°45'44"E	60.050	No	4399.120	4271.954
5	Line	S04°30'00"W	60.050	No	4339.256	4267.243
6	Line	S87°45'44"E	393.290	No	4323.899	4660.233
7	Line	S02°14'12"W	650.840	No	3673.555	4634.832
8	Line	N85°44'49"W	61.780	No	3678.136	4573.222

Ending location (North, East) = (3678.136, 4573.222)

Total Distance : 2319.830
 Total Traverse Stations : 9
 Misclosure Direction : N46°01'28"W (from ending location to starting location)
 Misclosure Distance : 0.006
 Error of Closure : 1:371683.3
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 115283.977 sq. ft. (straight segment added to close traverse)

= 2.646556 Acres