

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

file- H:\ADAT4\AJOB5\2K24\Job066\224066.ms\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

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
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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