

BOUNDARY DESCRIPTION

1.245 Acres

Situated in the State of Ohio, County of Wayne, Township of East Union in the southwest quarter of Section 29, T-16N, R-12W.

Being part of the land described in a deed to Leroy A. and Laura J. Miller recorded in official record volume 968, page 1886 of the Wayne County records.

Described as follows:

**Commencing** at a 5/8 inch diameter steel pin found marking the northwest corner of the southwest quarter of Section 29.

Thence S 01° 47' 53" W 1063.40 feet, along the west line of the quarter section, to a point in Cutter Road (Township Road 205) and the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 80° 16' 36" E 45.06 feet.

Thence with the following FOUR courses:

- 1) S 80° 16' 36" E 277.38 feet to a capped pin set on the east line of said Miller.
- 2) S 01° 47' 53" W 176.16 feet, along the east line of Miller, to a capped pin found at the northeast corner of a 1.892 acre parcel described in a deed to Ernest D. and Shawna B. Hummer recorded in official record volume 712, page 1326.
- 3) N 89° 05' 07" W 274.76 feet, along the north line of Hummer, to a point on the west line of the quarter section and in Cutter Road – witnessed by a 5/8 inch diameter steel pin found S 89° 35' 24" E 30.48 feet.
- 4) N 01° 47' 53" E 218.64 feet, along the west line of the quarter section and in Cutter Road, to the **Point of Beginning**.

**This parcel contains 1.245 acres.**

**Prior Instrument: official record volume 968, page 1886.**

**Permanent Parcel #: part of 27-00831.001**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 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 35.

All bearings are related and common with record survey OO-58.

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 3/08/25*

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

**0.254 Acres**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southwest quarter of Section 29, T-16N, R-12W.**

Being part of the land described in a deed to **Leroy A. and Laura J. Miller** recorded in official record volume 487, page 34 of the Wayne County records.

Described as follows:

**Beginning** at a 5/8 inch diameter steel pin found marking the northwest corner of the southwest quarter of Section 29.

Thence S 01° 47' 53" W 923.74 feet, along the west line of the quarter section, to a point in the intersection of Messner Road (Township Road 49) and Cutter Road (Township Road 205) at the southwest corner of Firman M. Miller as described in official record volume 960, page 2993 – witnessed by a 5/8 inch diameter steel reference pin found N 01° 47' 53" E 30.00 feet.

Thence N 77° 58' 42" E 199.24 feet, in Messner Road and along the south line of Miller, to a capped pin found.

Thence N 76° 02' 42" E 84.42 feet, in Messner Road and along the south line of Miller, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found S 01° 47' 53" W 31.17 feet.

Thence with the following FOUR courses:

- 1) N 76° 02' 42" E 59.22 feet, in Messner Road, along south line of Miller and the extension thereof, to a point - witnessed by a capped reference pin set S 01° 47' 53" W 37.41 feet.
- 2) S 01° 47' 53" W 202.30 feet to a capped pins set.
- 3) N 88° 12' 07" W 57.00 feet to a capped pin set.
- 4) N 01° 47' 53" E 186.22 feet, along the west line of Miller, to the **Point of Beginning.**

**This parcel contains 0.254 acres.**

**Prior Instrument: official record volume 487, page 34.**

**Permanent Parcel #: part of 27-00831.002**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 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 35.

All bearings are related and common with record survey OO-58.

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 3/08/25

Edward A. Gasbarre, P.S. 7036

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## BOUNDARY DESCRIPTION

**1.471 Acres**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southwest quarter of Section 29, T-16N, R-12W.**

Being part of the land described in deeds to **Leroy A. and Laura J. Miller** recorded in official record volume 487, page 34 and official record volume 968, page 1886 of the Wayne County records.

Described as follows:

**Commencing** at a 5/8 inch diameter steel pin found marking the northwest corner of the southwest quarter of Section 29.

Thence S 01° 47' 53" W 923.74 feet, along the west line of the quarter section, to a point in the intersection of Messner Road (Township Road 49) and Cutter Road (Township Road 205) at the southwest corner of Firman M. Miller as described in official record volume 960, page 2993, the **Point of Beginning** for the parcel herein described – witnessed by a 5/8 inch diameter steel reference pin found N 01° 47' 53" E 30.00 feet.

Thence with the following SEVEN courses:

- 1) **N 77° 58' 42" E 199.24 feet**, in Messner Road and along the south line of Miller, to a capped pin found.
- 2) **N 76° 02' 42" E 143.64 feet**, in Messner Road, along the south line of Miller and the extension thereof, to point – witnessed by a capped reference pin set S 01° 47' 53" W 37.41 feet.
- 3) **S 01° 47' 53" W 202.30 feet** to a capped pin set.
- 4) **N 88° 12' 07" W 57.00 feet** to a capped pin set on the east line of a 2.462 acre parcel described in said official record volume 698, page 1886.
- 5) **S 01° 47' 53" W 62.20 feet**, along the east line of the 2.462 acre parcel, to a capped pin set.
- 6) **N 80° 16' 36" W 277.38 feet** to a point on the west line of the quarter section and in Cutter Road – witnessed by a capped reference pin set S 80° 16' 36" E 45.06 feet.

- 7) **N 01° 47' 53" E 139.66 feet**, along the west line of the quarter section and in Cutter Road, to the **Point of Beginning**.

**This parcel contains 1.471 acres.**

**Prior Instrument: official record volume 487, page 34 and official record volume 968, page 1886.**

**Permanent Parcel #: part of 27-00831.001 and 27-00831.002**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 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 44, page 35.

All bearings are related and common with record survey OO-58.

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.

 3/08/25

Edward A. Gasbarre, P.S. 7036

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## BOUNDARY DESCRIPTION

**3.828 Acres**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southwest quarter of Section 29, T-16N, R-12W.**

Being part of the land described in a deed to **Leroy A. and Laura J. Miller** recorded in official record volume 487, page 34 of the Wayne County records.

Described as follows:

**Beginning** at a 5/8 inch diameter steel pin found marking the northwest corner of the southwest quarter of Section 29.

Thence S 01° 47' 53" W 923.74 feet, along the west line of the quarter section, to a point in the intersection of Messner Road (Township Road 49) and Cutter Road (Township Road 205) at the southwest corner of Firman M. Miller as described in official record volume 960, page 2993 – witnessed by a 5/8 inch diameter steel reference pin found N 01° 47' 53" E 30.00 feet.

Thence N 77° 58' 42" E 199.24 feet, in Messner Road and along the south line of Miller, to a capped pin found.

Thence N 76° 02' 42" E 143.64 feet, in Messner Road, along the south line of Miller and the extension thereof, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 01° 47' 53" W 37.41 feet.

Thence with the following SIX courses:

- 1) **N 76° 02' 42" E 185.18 feet**, in Messner Road and along the south line of Dannie M. and Carla D. Hilty as described in official record volume 963, page 2360, to the northwest corner of Aaron A. and Lizzie Schlabach as described in official record volume 680, page 1037 – witnessed by a capped reference pin found S 01° 47' 53" W 31.17 feet.
- 2) **S 01° 47' 53" W 787.30 feet**, along the west line of Schlabach, to a capped pin found at the southwest corner thereof.
- 3) **N 89° 05' 07" W 235.24 feet**, along the north line of a 25.4 acre tract described in a deed to Earl J. and Rosina Amstutz, Trustees recorded in official record volume 669, page 488, to a capped pin marked "Rudolph 6449" found at the southeast corner of a 1.892 acre parcel described in a deed to Ernest D. and Shawna B. Hummer recorded in official record volume 712, page 1326.
- 4) **N 01° 47' 53" E 538.36 feet**, along the east line of Hummer and the west line of said Leroy A. and Laura J. Miller, to a capped pin set.

- 5) S 88° 12' 07" E 57.00 feet to a capped pin set.
- 6) N 01° 47' 53" E 202.30 feet to the **Point of Beginning**.

**This parcel contains 3.828 acres.**

**Prior Instrument: official record volume 487, page 34.**

**Permanent Parcel #: all of 27-00831.002**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 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 44, page 35.

All bearings are related and common with record survey OO-58.

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.

 3/08/25

Edward A. Gasbarre, P.S. 7036

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# Miller Closure Report 224128

Lot Closure Report - Lot : 3.828 Ac

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Wednesday, February 12, 2025, 11:28:15a.m.

Starting location (North, East) = ( 6291.801, 6874.788 )

(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	S01°47'53"W	787.300	No	5504.889	6850.085
2	Line	N89°05'07"W	235.240	No	5508.645	6614.875
3	Line	N01°47'53"E	538.360	No	6046.739	6631.767
4	Line	S88°12'07"E	57.000	No	6044.951	6688.739
5	Line	N01°47'53"E	202.300	No	6247.151	6695.086
6	Line	N76°02'42"E	185.180	No	6291.809	6874.801

Ending location (North, East) = ( 6291.809, 6874.801 )

Total Distance : 2005.380  
Total Traverse Stations : 7  
Misclosure Direction : S58°46'29"W (from ending location to starting location)  
Misclosure Distance : 0.015  
Error of Closure : 1:132021.2  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 166734.018 sq. ft. (straight segment added to close traverse)  
**= 3.827686 Acres**

Lot Closure Report - Lot : 1.245 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S01°47'53"W	176.160	No	5808.497	6624.288
2	Line	N89°05'07"W	274.760	No	5812.883	6349.563
3	Line	N01°47'53"E	218.640	No	6031.415	6356.423
4	Line	S80°16'36"E	277.380	No	5984.569	6629.818

Ending location (North, East) = ( 5984.569, 6629.818 )

Total Distance : 946.940  
Total Traverse Stations : 5  
Misclosure Direction : N65°15'53"W (from ending location to starting location)  
Misclosure Distance : 0.004  
Error of Closure : 1:262581.6  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 54231.049 sq. ft. (straight segment added to close traverse)  
**= 1.244974 Acres**

Lot Closure Report - Lot : 1.471 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S01°47'53"W	202.300	No	6044.951	6688.739
2	Line	N88°12'07"W	57.000	No	6046.739	6631.767
3	Line	S01°47'53"W	62.200	No	5984.570	6629.815
4	Line	N80°16'36"W	277.380	No	6031.417	6356.420
5	Line	N01°47'53"E	139.660	No	6171.008	6360.802
6	Line	N77°58'42"E	199.240	No	6212.506	6555.672
7	Line	N76°02'42"E	143.640	No	6247.146	6695.073

Ending location (North, East) = ( 6247.146, 6695.073 )

Total Distance : 1081.420  
 Total Traverse Stations : 8  
 Misclosure Direction : N69°51'43"E (from ending location to starting location)  
 Misclosure Distance : 0.014  
 Error of Closure : 1:75682.5  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 64097.669 sq. ft. (straight segment added to close traverse)  
**= 1.471480 Acres**

Lot Closure Report - Lot : 0.254Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S01°47'53"W	202.300	No	6044.946	6688.725
2	Line	N88°12'07"W	57.000	No	6046.735	6631.753
3	Line	N01°47'53"E	186.220	No	6232.863	6637.596
4	Line	N76°02'42"E	59.220	No	6247.144	6695.068

Ending location (North, East) = ( 6247.144, 6695.068 )

Total Distance : 504.740  
 Total Traverse Stations : 5  
 Misclosure Direction : N63°52'24"E (from ending location to starting location)  
 Misclosure Distance : 0.005  
 Error of Closure : 1:104731.1  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 11072.790 sq. ft. (straight segment added to close traverse)  
**= 0.254196 Acres**

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