

BOUNDARY DESCRIPTION
79.433 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northeast quarter of Section 32, T-16N, R-12W.**

Being part of the land described in a deed to **Myron E. and Mary Ann Miller** recorded in deed volume 593, page 280 of the Wayne County records.

Described as follows:

Beginning at a 5/8 inch square steel bar found in Apple Creek Road (County Road 44) marking the southeast corner of the northeast quarter of Section 32 – witnessed by a capped reference pin set N 89° 03' 11" W 36.95 feet.

Thence with the following NINE courses:

- 1) **N 89° 03' 11" W 2748.40 feet**, along the south line of the quarter section, to a stone monument found marking the center of the section.
- 2) **N 01° 16' 55" E 1454.06 feet**, along the west line of the quarter section, to a capped pin set at the southwest corner of Wanda K. and Joseph D. Lang, Trustees as described in official record volume 761, page 1050.
- 3) **N 89° 36' 54" E 2752.31 feet**, along the south line of Lang, to a railroad spike found on the east line of the quarter section and in Apple Creek Road.
- 4) **S 01° 23' 14" W 13.73 feet**, along the east line of the quarter section and in Apple creek Road, to the northeast corner of Jay M. and Valerie S. Craig, trustees as described in official record volume 972, page 5928 – witnessed by a capped reference pin set S 89° 28' 47" W 105.37 feet.
- 5) **S 89° 28' 47" W 860.14 feet**, along the north line of Craig and the extension thereof, to a capped pin set at the northwest corner of a Myron E. and Mary Ann Miller as described in official record volume 985, page 1748.
- 6) **S 01° 23' 14" W 328.21 feet**, along a westerly line of Miller, to a capped pin set.
- 7) **S 38° 55' 14" E 688.82 feet**, along a westerly line of Miller, to a capped pin set at the southwest corner of Larson Cole and Rachel Miller as described in official record volume 737, page 2676.

- 8) **N 89° 28' 01" E 414.30 feet**, along the south line of Miller, to a point on the east line of the quarter section and in Apple Creek Road – witnessed by a capped reference pin found S 89° 28' 01" W 30.06 feet.
- 9) **S 01° 23' 14" W 636.09 feet**, along the east line of the quarter section and in Apple Creek Road, to the **Point of Beginning**.

This parcel contains 79.433 acres and is subject to the access easement described in official record 985, page 1748.

Prior Instrument: deed volume 593, page 280.

Permanent Parcel #: part of 27-01724.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 2026, 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 yy, page 278

All bearings are related and based on the north line of Miller according to record survey TT-991.

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.

 2/24/26

Edward A. Gasbarre, P.S. 7036

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Myron Miller Remainder Closure report 223140_B.dwg

Lot Closure Report - Lot : Remainder

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file- H:\ADAT4\AJOB5\2K23\All_2023jobs\job140\223140 B.msx\lc_Remainder.txt
 Tuesday, February 24, 2026, 10:07:54a.m.

Starting location (North, East) = (2999.232, 1482.643)

(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	N89°03'11"W	2748.400	No	3044.653	-1265.382
2	Line	N01°16'55"E	1454.060	No	4498.349	-1232.851
3	Line	N89°36'54"E	2752.310	No	4516.843	1519.396
4	Line	S01°23'14"W	13.730	No	4503.117	1519.064
5	Line	S89°28'47"W	860.140	No	4495.307	658.960
6	Line	S01°23'14"W	328.210	No	4167.193	651.014
7	Line	S38°55'14"E	688.820	No	3631.279	1083.760
8	Line	N89°28'01"E	414.300	No	3635.133	1498.042
9	Line	S01°23'14"W	636.090	No	2999.230	1482.642

Ending location (North, East) = (2999.230, 1482.642)

Total Distance : 9896.060
 Total Traverse Stations : 10
 Misclosure Direction : N04°25'19"E (from ending location to starting location)
 Misclosure Distance : 0.002
 Error of Closure : 1:5104214.6
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 3460101.171 sq. ft. (straight segment added to close traverse)
 = 79.432993 Acres
