

BOUNDARY DESCRIPTION

5.000 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southwest quarter of Section 36, T-16N, R-12W.**

Being part of the land described in a deed to **Levi J. Gingerich, Milan J. Weaver and Gertrude E. Weaver** recorded in official record volume 889, page 4975 of the Wayne County records.

Described as follows:

Commencing at a marked stone monument found marking the southeast corner of Section 36.

Thence N 00° 41' 35" W 488.79 feet, along the line between East Union Township and Sugar Creek Township, (T-16N, R-11W), to the southeast corner of said Gingerich and Weaver, the **Point of Beginning** for the parcel herein described – witnessed by a one inch diameter steel pipe found S 88° 04' 39" W 0.64 feet.

Thence with the following FOUR courses:

- 1) S 88° 04' 39" W 474.14 feet, along the south line of Gingerich and Weaver, to a wood fence post found at the southwest corner thereof.
- 2) N 00° 37' 35" W 459.74 feet, along the west line of Gingerich and Weaver, to a capped pin set.
- 3) N 88° 04' 39" E 473.60 feet to a capped pin set on the township line.
- 4) S 00° 41' 35" E 459.73 feet, along the township line, to the **Point of Beginning**.

This parcel contains 5.000 acres and has no frontage on any public way.

This parcel is benefited by the access easement described in official record volume ____, page ____.

Prior Instrument: official record volume 889, page 4975.

Permanent Parcel #: part of 27-01251.000

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 065

All bearings are related and common with record survey WW-487.

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

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**BOUNDARY DESCRIPTION
30 feet wide Access Easement**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southwest quarter of Section 36, T-16N, R-12W.**

Being part of the land described in a deed to **Levi J. Gingerich, Milan J. Weaver and Gertrude E. Weaver** recorded in official record volume 889, page 4975 of the Wayne County records.

Being a strip of land lying between parallel lines located 30 feet east (right) of the following described west line along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

Commencing at a marked stone monument found marking the southeast corner of Section 36.

Thence N 00° 41' 35" W 948.52 feet, along the line between East Union Township and Sugar Creek Township, (T-16N, R-11W), to a capped pin set at the northeast corner of a 5.000 acre parcel.

Thence S 88° 04' 39" W 473.60 feet, along the north line of the 5.000 acre parcel, to a capped pin set at the northwest corner thereof, the **Point of Beginning** for the easement herein described.

Thence with the following course:

N 00° 37' 35" W 774.11 feet, along the west line of the previously mentioned Gingerich and Weaver, to a point in Berg Road (Township Road 208) on the south line of Joseph E. and Susan D. Zook as described in official record volume 901, page 1569 and there **Terminate** – witnessed by a railroad spike found S 00° 37' 35" E 2.07 feet and a capped reference pin set S 00° 37' 35" E 32.72 feet.

Prior Instrument: official record volume 889, page 4975.

Permanent Parcel #: part of 27-01251.000

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 65.

All bearings are related and common with record survey WW-487.

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.

 3/31/25

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

8.004 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southwest quarter of Section 36, T-16N, R-12W**.

Being part of the land described in a deed to **Levi J. Gingerich, Milan J. Weaver and Gertrude E. Weaver** recorded in official record volume 889, page 4975 of the Wayne County records.

Described as follows:

Commencing at a marked stone monument found marking the southeast corner of Section 36.

Thence N 00° 41' 35" W 948.52 feet, along the line between East Union Township and Sugar Creek Township, (T-16N, R-11W), to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FIVE courses:

- 1) **S 88° 04' 39" W 473.60 feet** to a capped pin set on the west line of said Gingerich and Weaver.
- 2) **N 00° 37' 35" W 774.11 feet**, along the west line of Gingerich and Weaver, to point in Berg Road (Township Road 208) on the south line of Joseph E. and Susan D. Zook as described in official record volume 901, page 1569 – witnessed by a railroad spike found S 00° 37' 35" E 2.07 feet and a capped reference pin set S 00° 37' 35" E 32.72 feet.
- 3) **S 82° 39' 12" E 402.97 feet**, along the south line of Zook and in Berg Road, to a point.
- 4) **N 83° 48' 21" E 73.92 feet**, along the south line of Zook and in Berg Road, to a point on the township line – witnessed by a capped reference pin marked "Baker" found S 00° 41' 35" E 24.26 feet.
- 5) **S 00° 41' 35" E 714.67 feet**, along the township line, to the **Point of Beginning**.

This parcel contains 8.004 acres and is subject to the access easement described in official record volume ____, page ____.

Prior Instrument: official record volume 889, page 4975.

Permanent Parcel #: part of 27-01251.000

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 65.

All bearings are related and common with record survey WW-487.

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 3/31/25

Edward A. Gasbarre, P.S. 7036

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Gingerich Closure Report 224136

Lot Closure Report - Lot : 8.004 Ac

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Thursday, February 6, 2025, 4:32:57p.m.

Starting location (North, East) = (4112.676, 9588.748)

(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	S00°41'35"E	714.670	No	3398.058	9597.392
2	Line	S88°04'39"W	473.600	No	3382.170	9124.059
3	Line	N00°37'35"W	774.110	No	4156.234	9115.596
4	Line	S82°39'12"E	402.970	No	4104.705	9515.258
5	Line	N83°48'21"E	73.920	No	4112.681	9588.746

Ending location (North, East) = (4112.681, 9588.746)

Total Distance : 2439.270

Total Traverse Stations : 6

Misclosure Direction : S16°04'34"E (from ending location to starting location)

Misclosure Distance : 0.005

Error of Closure : 1:476408.6

Frontage : 0.000

Frontage/Perimeter : 0.0 percent

AREA : 348649.317 sq. ft. (straight segment added to close traverse)
= **8.003887 Acres**

Lot Closure Report - Lot : 5.000 Ac

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(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	S00°41'35"E	459.730	No	2938.362	9602.953
2	Line	S88°04'39"W	474.140	No	2922.455	9129.080
3	Line	N00°37'35"W	459.740	No	3382.168	9124.054
4	Line	N88°04'39"E	473.600	No	3398.056	9597.387

Ending location (North, East) = (3398.056, 9597.387)

Total Distance : 1867.210

Total Traverse Stations : 5

Misclosure Direction : N68°18'35"E (from ending location to starting location)

Misclosure Distance : 0.005

Error of Closure : 1:352591.7

Frontage : 0.000

Frontage/Perimeter : 0.0 percent

AREA : 217802.391 sq. ft. (straight segment added to close traverse)
= **5.000055 Acres**