

**BOUNDARY DESCRIPTION**  
**7.955 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southwest quarter of Section 1, T-14N, R-13W.**

Being part of the land described in a deed to **John M. and Edna Yoder** recorded in official record volume 892, page 4689 of the Wayne County records.

Described as follows:

**Commencing** at a stone monument found marking the center of Section 1.

Thence S 00° 35' 12" E 1283.70 feet, along the east line of the quarter section, to a stone monument found at the northeast corner of Brent R. and Sherri Brown as described in official record volume 617, page 1555.

Thence S 89° 34' 54" W 336.05 feet, along the north line of Brown, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following EIGHT courses:

- 1) **S 89° 34' 54" W 577.63 feet**, along the north line of Brown and the extension thereof, to a 5/8 inch diameter steel pin found at the southeast corner of Ivan S. (aka Ivan) and Linda R. Miller as described in official record volume 887, page 5180.
- 2) **N 00° 25' 06" W 287.72 feet**, along the east line of Miller, to a capped pin found at the northeast corner thereof.
- 3) **S 89° 34' 54" W 996.27 feet**, along the north line of Miller, to a point in Fredericksburg Road (County Road 501) on the east line of Chad Sponaugle and Amanda Higgins as described in official record volume 955, page 3438 – witnessed by a capped reference pin found N 89° 34' 54" E 37.82 feet.
- 4) **N 11° 18' 58" W 84.41 feet** in Fredericksburg Road, along the east line of Sponaugle and Higgins and the extension thereof, to the southwest corner of Eli A. and Mattie E. Hershberger as described in official record volume 892, page 4682 – witnessed by a capped reference pin found N 89° 34' 54" E 36.65 feet.
- 5) **N 89° 34' 54" E 1087.70 feet**, along the south line of Hershberger, to a capped pin found at a southeast corner thereof.
- 6) **N 03° 17' 21" W 112.15 feet**, along an easterly line of Hershberger, to a capped pin found.

- 7) S 88° 28' 28" E 495.20 feet to a capped pin set.
- 8) S 01° 59' 59" E 466.00 feet to the **Point of Beginning**.

**This parcel contains 7.955 acres.**

**Prior Instrument: official record volume 892, page 4689.**

**Permanent Parcel #: part of 29-00191.004**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 2024, 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 20.

All bearings are related and common with record survey WW-265.

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 12/26/24

Edward A. Gasbarre, P.S. 7036

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# J.M. Yoder Closure Report 224114

Lot Closure Report - Lot : 7.955 Ac

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Wednesday, November 20, 2024, 1:50:32p.m.

Starting location (North, East) = ( 382794.071, 2140763.970 )

(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	N11°18'58"W	84.410	No	382876.840	2140747.407
2	Line	N89°34'54"E	1087.700	No	382884.781	2141835.078
3	Line	N03°17'21"W	112.150	No	382996.747	2141828.643
4	Line	S88°28'28"E	495.200	No	382983.563	2142323.668
5	Line	S01°59'59"E	466.000	No	382517.847	2142339.929
6	Line	S89°34'54"W	577.630	No	382513.629	2141762.314
7	Line	N00°25'06"W	287.720	No	382801.342	2141760.213
8	Line	S89°34'54"W	996.270	No	382794.068	2140763.970

Ending location (North, East) = ( 382794.068, 2140763.970 )

Total Distance : 4107.080  
Total Traverse Stations : 9  
Misclosure Direction : N01°41'36"E (from ending location to starting location)  
Misclosure Distance : 0.003  
Error of Closure : 1:1337471.8  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 346511.897 sq. ft. (straight segment added to close traverse)

**= 7.954819 Acres**

Lot Closure Report - Lot : 18.358 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N01°59'59"W	466.000	No	382983.563	2142323.668
2	Line	N88°28'28"W	495.200	No	382996.747	2141828.643
3	Line	N03°17'21"W	271.330	No	383267.630	2141813.076
4	Line	S89°33'20"E	107.710	No	383266.794	2141920.782
5	Line	N01°49'33"W	535.160	No	383801.683	2141903.732
6	Line	N89°49'48"E	759.100	No	383803.935	2142662.828
7	Line	S00°35'12"E	1283.700	No	382520.302	2142675.972
8	Line	S89°34'54"W	336.050	No	382517.849	2142339.931

Ending location (North, East) = ( 382517.849, 2142339.931 )

Total Distance : 4254.250  
Total Traverse Stations : 9  
Misclosure Direction : S54°25'30"W (from ending location to starting location)  
Misclosure Distance : 0.003  
Error of Closure : 1:1488872.3  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 799692.545 sq. ft. (straight segment added to close traverse)

**= 18.358415 Acres**