

**BOUNDARY DESCRIPTION**  
**3.540 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **northeast quarter of Section 2, T-19N, R-14W.**

Being the sum of a 2.44 acre parcel and a 1.096 acre parcel described in a deed to Jacqueline R. Stroud recorded in official record volume 965, page 1581 of the Wayne County records.

Described as follows:

**Commencing** at stone monument found on the line between Plain Township and Chester Township marking the northeast corner of Section 2.

Thence S 2° 55' 00" W 649.60 feet, along the east line of the quarter section, to an iron corner found in Smyser Road (Township Road 35) at the northeast corner of Nicholas O. Coppola and Kaylee R. Becker as described in official record volume 885, page 5408.

Thence N 81° 30' 00" W 200.00 feet, along the north line of Coppola and Becker, to the northwest corner thereof and the **Point of Beginning** for the parcel herein described – witnessed by an iron monument found N 65° 40' 06" W 0.62 feet.

Thence with the following SEVEN courses:

- 1) **S 3° 00' 00" W 233.39 feet**, along the west line of Coppola and Becker and the extension thereof, to an iron corner found on the north line of Paul E. Lyons as described in official record volume 955, page 2527.
- 2) **N 85° 00' 00" W 199.40 feet**, along the north line of Lyons and the extension thereof, to the northwest corner of Diana L. and Lon D. Frazier as described in official record volume 941, page 1969.
- 3) **S 3° 05' 00" W 420.25 feet**, along the west line of Frazier, to an iron corner set in Silver Road (County Road 4) at the southeast corner of the previously mentioned 2.44 acre parcel – witnessed by an iron reference monument set N 3° 05' 00" E 35.00 feet.
- 4) **N 85° 00' 00" W 158.50 feet**, in Silver Road and along the south line of the 2.44 acre parcel, to an iron corner set - witnessed by an iron reference monument set N 3° 05' 00" E 35.00 feet.
- 5) **N 3° 05' 00" E 677.75 feet**, along the west line of the 2.44 acre parcel, to an iron monument set.

- 6) S 81° 01' 00" E 259.21 feet, along the north line of the 2.44 acre parcel and the extension thereof, to an iron monument found at the southwest corner of Brock Taylor Yoder as described in official record volume 931, page 1093.
- 7) S 81° 30' 00" E 99.97 feet, along the south line of Yoder, to the **Point of Beginning**.

**This parcel contains 3.540 acres.**

**Prior instrument: Deed volume 428, page 532, deed volume 621, page 592 and official record volume 965, page 1581.**

**Permanent Parcel # 42-00230.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July of 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 828

All bearings are related and common with record survey V-144B.

  
Edward A. Gasbarre, P.S. 7036

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Lot Closure Report - Lot : total **Jacqueline Stroud Closure Report**

file- H:\ADAT4\AJOB5\2K24\job061\224061.ms\lc\_total.txt  
 Friday, July 5, 2024, 1:23:04p.m.

Starting location (North, East) = ( 3948.156, 6357.407 )

(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	S03°00'00"W	233.390	No	3715.085	6345.192
2	Line	N85°00'00"W	199.400	No	3732.464	6146.551
3	Line	S03°05'00"W	420.250	No	3312.823	6123.946
4	Line	N85°00'00"W	158.500	No	3326.637	5966.049
5	Line	N03°05'00"E	677.750	No	4003.406	6002.504
6	Line	S81°01'00"E	259.210	No	3962.931	6258.535
7	Line	S81°30'00"E	99.970	No	3948.154	6357.407

Ending location (North, East) = ( 3948.154, 6357.407 )

Total Distance : 2048.470  
 Total Traverse Stations : 8  
 Misclosure Direction : N05°29'34"W (from ending location to starting location)  
 Misclosure Distance : 0.001  
 Error of Closure : 1:1587645.1  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 154212.675 sq. ft. (straight segment added to close traverse)  
 = 3.540236 Acres

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