

BOUNDARY DESCRIPTION

0.015 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southeast quarter of Section 6, T-15N, R-12W.**

Being part of the land described in a deed to **Vernon A. and Miriam Mast** recorded in official record volume 705, page 1689 of the Wayne County records.

Described as follows:

Beginning at a capped pin found marking the center of Section 6.

Thence S 89° 46' 05" E 1329.70 feet, along the north line of the quarter section, to a point on the east line of the former Cleveland, Akron and Columbus Railroad.

Thence S 26° 08' 05" W 1023.00 feet, along the east line of the railroad, to a capped pin found.

Thence N 88° 43' 36" W 110.21 feet to a capped found on the westerly line of the railroad and at the northeasterly corner of said Mast, the **Point of Beginning** for the parcel herein described.

Thence with the following THREE courses:

- 1) S 26° 08' 05" W 26.54 feet, along the easterly line of Mast and the westerly line of the railroad, to a capped pin set.
- 2) N 60° 06' 53" W 50.28 feet to a capped pin set on the north line Mast.
- 3) S 88° 43' 36" E 55.30 feet, along the north line of Mast, to the **Point of Beginning**.

This parcel contains 0.015 acres and has no frontage on any public way.

Prior Instrument: official record volume 705, page 1689.

Permanent Parcel #: part of 45-00647.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June 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 967

All bearings are related and common with record survey VV-367.

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.

 6/24/24

Edward A. Gasbarre, P.S. 7036

H:\DATA\AJOB\2K24\0640_Mast_0.015_Ac_Legal.docx



BOUNDARY DESCRIPTION

0.122 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southeast quarter of Section 6, T-15N, R-12W.**

Being part of the land described in a deed to **Vernon A. and Miriam Mast** recorded in official record volume 893, page 1639 of the Wayne County records.

Described as follows:

Beginning at a capped pin found marking the center of Section 6.

Thence S 89° 46' 05" E 1329.70 feet, along the north line of the quarter section, to a point on the east line of the former Cleveland, Akron and Columbus Railroad.

Thence S 26° 08' 05" W 1023.00 feet, along the east line of the railroad, to a capped pin found at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) S 26° 08' 05" W 79.43 feet, along an easterly line of said Mast and an easterly line of the railroad, to a capped pin set.
- 2) N 60° 06' 53" W 100.21 feet to a capped pin set on a westerly line of the railroad.
- 3) N 26° 08' 05' E 26.54 feet, along a westerly line of Mast and a westerly line of the railroad to a capped pin found.
- 4) S 88° 43' 36" E 110.21 feet, along a northerly line of Mast, to the **Point of Beginning**.

This parcel contains 0.122 acres and has no frontage on any public way.

Prior Instrument: official record volume 893, page 1639.

Permanent Parcel #: part of 45-00237.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June 2024, on behalf of R.W. Gasbarre & Associates, Inc.

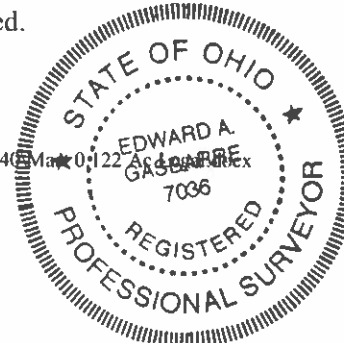
A copy of that survey is on file at the Wayne County map office. See survey volume ~~XX~~ page 967

All bearings are related and common with record survey VV-367.

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

H:\ADAT4\AJOB5\2K24\Job0405\Map 0.122 Acres\Reflex



BOUNDARY DESCRIPTION

51.628 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northeast, southeast and southwest quarters of Section 6, T-15N, R-12W.**

Being all of the land described in a deed to **Aden D. and Martha M. Yoder** recorded in official record volume 879, page 1962 of the Wayne County records.

Described as follows:

Beginning at a capped pin found marking the center of Section 6.

Thence with the following SIXTEEN courses:

- 1) **N 00° 44' 06" E 324.37 feet**, along the west line of the northeast quarter, to a 2-1/2 inch diameter steel pipe found.
- 2) **S 89° 39' 58" E 685.00 feet**, along a southerly line of Aden D. and Martha M. Yoder as described in official record volume 705, page 1686, to a capped pin marked "Baker 6938" found.
- 3) **S 00° 20' 02" W 83.81 feet**, along a westerly line of Yoder, to a capped pin marked "Baker" found.
- 4) **S 89° 39' 58" E 646.50 feet**, along a southerly line of Yoder, to a point on the westerly line of the former Cleveland, Akron and Columbus Railroad – witnessed by a capped reference pin set N 89° 39' 58" W 25.06 feet.
- 5) **N 26° 08' 05" E 1753.07 feet**, along the westerly line of the railroad, to a capped pin found.
- 6) **S 63° 51' 55" E 17.00 feet**, along the westerly line of the railroad, to a 5/8 inch diameter steel pin found.
- 7) **N 26° 08' 05" E 1017.55 feet**, along the westerly line of the railroad, to a point on the north line of the quarter section and in Buss Road (Township Road 165) – witnessed by a capped reference pin found S 26° 08' 05" W 33.38 feet.
- 8) **S 88° 10' 17" E 91.07 feet**, along the north line of the quarter section and in Buss Road, to a point on the easterly line of the railroad – witnessed by a capped reference pin found S 26° 08' 05" W 33.38 feet.
- 9) **S 26° 08' 05" W 4126.76 feet**, along the easterly line of the railroad and passing into the southeast quarter at a distance of 3024.33 feet, to a capped pin set.
- 10) **N 60° 06' 53" W 150.49 feet** to a capped pin set on a northerly line of Vernon A. and Miriam Mast as described in official record volume 705, page 1689.
- 11) **N 88° 43' 36" W 634.58 feet**, along a northerly line of Mast, to a capped pin set.

- 12) **S 84° 54' 23" W 106.93 feet**, along a northerly line of Mast and passing into the southwest quarter at a distance of 91.72 feet, to a capped pin set.
- 13) **S 44° 38' 12" W 16.63 feet**, along a northerly line of Mast, to a capped pin set.
- 14) **N 89° 36' 18" W 607.43 feet**, along a northerly line of Mast, to a capped pin set on the east line of Nelson A. and Fannie Miller as described in official record volume 300, page 805.
- 15) **N 01° 59' 37" E 931.15 feet**, along the east line of Miller and the extension thereof, to a point on the north line of the quarter section – witnessed by a 5/8 inch diameter steel pin found N 01° 59' 37" E 0.38 feet.
- 16) **S 89° 18' 22" E 614.08 feet**, along the north line of the quarter section, to the **Point of Beginning**.

This parcel contains 51.628 acres; of which 14.879 acres lie in the northeast quarter, 23.442 acres lie in the southeast quarter and 13.307 acres lie in the southwest quarter of Section 6.

A portion of this parcel lies within a known floodplain.

Prior Instrument: official record volume 879, page 1962.

Permanent Parcel #: all of 45-00647.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June 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 967

All bearings are related and common with record survey VV-367.

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 6/24/24

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB52K24\Job040\Yoder 51.628 Ac Legal.docx



Aden Yoder Closure Report 224040

Lot Closure Report - Lot : 51.628 Ac

file- H:\ADAT4\AJOB5\2K24\Job040\224040.ms\lc_51.628 Ac.txt
Monday, June 10, 2024, 8:28:36a.m.

Starting location (North, East) = (1894.449, 12868.574)

(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	N60°06'53"W	150.490	No	1969.433	12738.096
2	Line	N88°43'36"W	634.580	No	1983.534	12103.672
3	Line	S84°54'23"W	106.930	No	1974.041	11997.165
4	Line	S44°38'12"W	16.630	No	1962.207	11985.480
5	Line	N89°36'18"W	607.430	No	1966.395	11378.065
6	Line	N01°59'37"E	931.150	No	2896.981	11410.458
7	Line	S89°18'22"E	614.080	No	2889.545	12024.493
8	Line	N00°44'06"E	324.370	No	3213.888	12028.653
9	Line	S89°39'58"E	685.000	No	3209.896	12713.642
10	Line	S00°20'02"W	83.810	No	3126.088	12713.153
11	Line	S89°39'58"E	646.500	No	3122.320	13359.642
12	Line	N26°08'05"E	1753.070	No	4696.158	14131.841
13	Line	S63°51'55"E	17.000	No	4688.669	14147.102
14	Line	N26°08'05"E	1017.550	No	5602.186	14595.316
15	Line	S88°10'17"E	91.070	No	5599.280	14686.340
16	Line	S26°08'05"W	4126.760	No	1894.437	12868.571

Ending location (North, East) = (1894.437, 12868.571)

Total Distance : 11806.420
Total Traverse Stations : 17
Misclosure Direction : N14°30'31"E (from ending location to starting location)
Misclosure Distance : 0.013
Error of Closure : 1:926261.6
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 2248909.765 sq. ft. (straight segment added to close traverse)

= 51.627864 Acres

Lot Closure Report - Lot : 0.015 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S88°43'36"E	55.300	No	1968.207	12793.379
2	Line	S26°08'05"W	26.540	No	1944.381	12781.689
3	Line	N60°06'53"W	50.280	No	1969.433	12738.095

Ending location (North, East) = (1969.433, 12738.095)

Total Distance : 132.120
Total Traverse Stations : 4
Misclosure Direction : N35°24'16"W (from ending location to starting location)
Misclosure Distance : 0.003
Error of Closure : 1:40077.1
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 665.860 sq. ft. (straight segment added to close traverse)

= 0.015286 Acres

Lot Closure Report - Lot : 0.122 Ac

=====

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
---	-----	-----	-----	-----	-----	-----
1	Line	S88°43'36"E	110.210	No	1965.758	12903.562
2	Line	S26°08'05"W	79.430	No	1894.449	12868.574
3	Line	N60°06'53"W	100.210	No	1944.380	12781.690
4	Line	N26°08'05"E	26.540	No	1968.207	12793.380

Ending location (North, East) = (1968.207, 12793.380)

Total Distance : 316.390
 Total Traverse Stations : 5
 Misclosure Direction : N63°45'49"W (from ending location to starting location)
 Misclosure Distance : 0.001
 Error of Closure : 1:266074.2
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 5298.283 sq. ft. (straight segment added to close traverse)
= 0.121632 Acres

Lot Closure Report - Lot : 13.307 Ac

=====

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
---	-----	-----	-----	-----	-----	-----
1	Line	S89°18'22"E	614.080	No	2889.545	12024.493
2	Line	S00°45'49"W	914.240	No	1975.386	12012.308
3	Line	S84°54'23"W	15.210	No	1974.035	11997.158
4	Line	S44°38'12"W	16.630	No	1962.202	11985.474
5	Line	N89°36'18"W	607.430	No	1966.389	11378.058
6	Line	N01°59'37"E	931.150	No	2896.976	11410.451

Ending location (North, East) = (2896.976, 11410.451)

Total Distance : 3098.740
 Total Traverse Stations : 7
 Misclosure Direction : N48°49'17"E (from ending location to starting location)
 Misclosure Distance : 0.008
 Error of Closure : 1:375430.2
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 579657.477 sq. ft. (straight segment added to close traverse)

= 13.307105 Acres

Lot Closure Report - Lot : 23.442 Ac

=====

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
---	-----	-----	-----	-----	-----	-----
1	Line	N60°06'53"W	150.490	No	1969.433	12738.096
2	Line	N88°43'36"W	634.580	No	1983.534	12103.672
3	Line	S84°54'23"W	91.720	No	1975.391	12012.315
4	Line	N00°45'49"E	914.240	No	2889.550	12024.499
5	Line	S89°46'05"E	1329.700	No	2884.167	13354.188
6	Line	S26°08'05"W	1102.430	No	1894.449	12868.586

Ending location (North, East) = (1894.449, 12868.586)

Total Distance : 4223.160
 Total Traverse Stations : 7
 Misclosure Direction : N89°16'08"W (from ending location to starting location)
 Misclosure Distance : 0.012
 Error of Closure : 1:362992.7
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 1021143.878 sq. ft. (straight segment added to close traverse)

= 23.442238 Acres

Lot Closure Report - Lot : 14.879 Ac

=====

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
---	-----	-----	-----	-----	-----	-----
1	Line	N00°44'06"E	324.370	No	3213.888	12028.653
2	Line	S89°39'58"E	685.000	No	3209.896	12713.642
3	Line	S00°20'02"W	83.810	No	3126.088	12713.153
4	Line	S89°39'58"E	646.500	No	3122.320	13359.642
5	Line	N26°08'05"E	1753.070	No	4696.158	14131.841
6	Line	S63°51'55"E	17.000	No	4688.669	14147.102
7	Line	N26°08'05"E	1017.550	No	5602.186	14595.316
8	Line	S88°10'17"E	91.070	No	5599.280	14686.340
9	Line	S26°08'05"W	3024.330	No	2884.155	13354.173
10	Line	N89°46'05"W	1329.700	No	2889.538	12024.484

Ending location (North, East) = (2889.538, 12024.484)

Total Distance : 8972.400
 Total Traverse Stations : 11
 Misclosure Direction : N51°53'22"E (from ending location to starting location)
 Misclosure Distance : 0.011
 Error of Closure : 1:819532.5
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 648136.837 sq. ft. (straight segment added to close traverse)

= 14.879174 Acres