

## BOUNDARY DESCRIPTION

**0.619 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southwest quarter of Section 16, T-15N, R-12W.**

Being part of the land described in a deed to **SVF Acres Ltd.** recorded in official record volume 968, page 4271 of the Wayne County records.

Described as follows:

**Commencing** at a 5/8 inch by 3/4 inch steel bar found in the intersection of Apple Creek Road (Township Road 44) and Frease Road (Township Road 340) marking the southwest corner of Section 16.

Thence N 00° 58' 41" W 481.38 feet, in Apple Creek Road and along the west line of the quarter section, to the southwest corner of Leon E. Weaver as described in official record volume 968, page 910 – witnessed by a capped reference pin set N 88° 54' 52" E 20.82 feet.

Thence N 88° 54' 52" E 796.87 feet, along the south line of Weaver, to a wood fence corner post found at a southwesterly corner of Reuben E. and Barbara D. Miller as described in official record volume 766, page 2617 – witnessed by a 1/2 inch diameter steel reference pin found N 89° 48' 00" E 2.00 feet.

Thence N 00° 37' 11" W 808.97 feet, along a westerly line of Miller, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following SIX courses:

- 1) **N 89° 56' 08" W 330.61 feet**, to a capped pin set on the easterly line of a 3.662 acre parcel described in a deed to Ervin M. and Mary A. Weaver recorded in official record volume 885, page 2130.
- 2) **N 06° 46' 34" E 40.28 feet**, along the easterly line of Weaver, to a capped pin set at the southwest corner of a 0.414 acre parcel described in said deed to Weaver.
- 3) **S 89° 56' 08" E 187.07 feet**, along the southerly line of the 0.414 acre parcel, to a 1/2 inch diameter steel pin found.
- 4) **N 00° 40' 38" W 100.04 feet**, along the east line of the 0.414 acre parcel, to a 1/2 inch diameter steel pin found on a southerly line of said Reuben E. and Barbara D. Miller.

- 5) S 89° 55' 52" E 138.46 feet, along a southerly line of Miller, to a point in an oak tree – witnessed by a capped reference pin set N 89° 55' 52" W 6.90 feet.
- 6) S 00° 37' 11" E 140.04 feet, along a westerly line of Miller, to the **Point of Beginning**.

**This parcel contains 0.619 acres and has no frontage on any public way.**

**Prior Instrument: official record volume 9108, page 4271**

**Permanent Parcel #: part of 45-00435.008**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in November 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 XX, page 914.

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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.

 11/06/24  
Edward A. Gasbarre, P.S. 7036

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## BOUNDARY DESCRIPTION

**4.691 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southwest quarter of Section 16, T-15N, R-12W.**

Being all of the land described in deeds to **Ervin M. and Mary A. Weaver** recorded in official record volume 885, page 2130 and official record volume \_\_\_\_, page \_\_\_\_ of the Wayne County records.

Described as follows:

**Commencing** at a 5/8 inch by 3/4 inch steel bar found in the intersection of Apple Creek Road (Township Road 44) and Frease Road (Township Road 340) marking the southwest corner of Section 16.

Thence N 00° 58' 41" W 1105.65 feet, along the west line of the quarter section and in Apple Creek Road, to the southwest corner of said Ervin M. and Mary A. Weaver, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 89° 55' 07" E 24.27 feet.

Thence with the following SIX courses:

- 1) **N 00° 58' 41" W 340.89 feet**, along the west line of the quarter section and in Apple Creek Road, to a southwesterly corner of Reuben E. and Barbara D. Miller as described in official record volume 766, page 2617 – witnessed by a 5/8 inch diameter steel reference pin found S 89° 55' 52" E 24.12 feet.
- 2) **S 89° 55' 52" E 802.94 feet**, along a southerly line of Miller, to a point in an oak tree – witnessed by a capped reference pin set N 89° 55' 52" W 6.90 feet.
- 3) **S 00° 37' 11" E 140.04 feet**, along a westerly line of Miller, to a capped pin set.
- 4) **N 89° 56' 08" W 330.61 feet** to a capped pin set on an easterly line of said Ervin M. and Mary A. Weaver.
- 5) **S 06° 46' 34" W 202.26 feet**, along an easterly line of Weaver, to a capped pin set.
- 6) **S 89° 55' 07" W 444.16 feet**, along a southerly line of Weaver, to the **Point of Beginning**.

**This parcel contains 4.691 acres.**

**Prior Instrument: official record volume 885, page 2130 and official record volume \_\_\_\_, page \_\_\_\_.**

**Permanent Parcel #: all of 45-00435.002**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in November 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 XX, page 914.

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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.

 11/06/24

Edward A. Gasbarre, P.S. 7036

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**BOUNDARY DESCRIPTION**  
**5.895 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southwest quarter of Section 16, T-15N, R-12W.**

Being part of the land described in a deed to **SVF Acres Ltd.** recorded in official record volume 968, page 4271 of the Wayne County records.

Described as follows:

**Commencing** at a 5/8 inch by 3/4 inch steel bar found in the intersection of Apple Creek Road (Township Road 44) and Frease Road (Township Road 340) marking the southwest corner of Section 16.

Thence N 00° 58' 41" W 780.01 feet, along the west line of the quarter section and in Apple Creek Road, to the **Point of Beginning** for the parcel herein described.

Thence with the following THIRTEEN courses:

- 1) **N 00° 58' 41" W 325.64 feet**, along the west line of the quarter section and in Apple Creek Road, to the southwest corner of a 3.662 acre parcel described in a deed to Ervin M. and Mary A. Weaver recorded in official record volume 885, page 2130 – witnessed by a capped reference pin set S 89° 55' 07" E 24.27 feet.
- 2) **S 89° 55' 07" E 444.16 feet**, along the south line of the 3.662 acre parcel, to a capped pin set.
- 3) **N 06° 46' 34" E 202.26 feet**, along the east line of the 3.662 acre parcel, to a capped pin set.
- 4) **S 89° 56' 08" E 330.61 feet** to a capped pin set on a westerly line of Reuben E. and Barbara D. Miller as described in official record volume 766, page 2617.
- 5) **S 00° 37' 11" E 447.63 feet**, along a westerly line of Miller, to a capped pin set.

The following eight courses (courses 6 through 13) follow the southerly lines of SVF Acres Ltd. as described in official record volume 968, page 4271.

- 6) **S 88° 55' 45" W 330.80 feet** to a capped pin set.
- 7) **N 85° 52' 51" W 107.60 feet** to a capped pin set.
- 8) **N 63° 53' 58" W 140.27 feet** to a capped pin set.

- 9) N 50° 24' 36" W 30.32 feet to a capped pin set.
- 10) N 83° 41' 31" W 93.45 feet to a point in a driveway – witnessed by a capped reference pin set S 83° 41' 31" E 10.82 feet.
- 11) S 23° 45' 32" W 156.24 feet, in the driveway, to a capped pin set at a point of curvature.
- 12) Southwesterly, in the driveway and with the arc of a curve to the right, a distance of 52.40 feet to a capped pin set at a point of tangency.  
The aforementioned curve has the following properties;  
Central Angle = 65° 15' 47" Chord Bearing = S 56° 23' 25" W  
Radius = 46.00 feet Chord Distance = 49.61 feet
- 13) S 89° 01' 19" W 13.38 feet to the Point of Beginning.

**This parcel contains 5.895 acres.**

**Prior Instrument: official record volume 968, page 4271.**

**Permanent Parcel #: 45-00435.008**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in November 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 xx, page 914.

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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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# Weaver Closure Report 224098

Lot Closure Report - Lot : 4.691 Ac

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Monday, September 30, 2024, 8:23:03a.m.

Starting location (North, East) = ( 372121.359, 2153083.608 )

(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
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1	Line	S89°55'52"E	802.940	No	372120.393	2153886.547
2	Line	S00°37'11"E	140.040	No	371980.362	2153888.062
3	Line	N89°56'08"W	330.610	No	371980.733	2153557.452
4	Line	S06°46'34"W	202.260	No	371779.886	2153533.587
5	Line	N89°55'07"W	444.160	No	371780.517	2153089.428
6	Line	N00°58'41"W	340.890	No	372121.358	2153083.609

Ending location (North, East) = ( 372121.358, 2153083.609 )

Total Distance : 2260.900  
Total Traverse Stations : 7  
Misclosure Direction : N45°41'52"W (from ending location to starting location)  
Misclosure Distance : 0.002  
Error of Closure : 1:1253279.1  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 204330.859 sq. ft. (straight segment added to close traverse)  
  
**= 4.690791 Acres**

Lot Closure Report - Lot : 0.619 Ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
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1	Line	N89°56'08"W	330.610	No	371980.733	2153557.452
2	Line	N06°46'34"E	40.280	No	372020.732	2153562.205
3	Line	S89°56'08"E	187.070	No	372020.522	2153749.275
4	Line	N00°40'38"W	100.040	No	372120.555	2153748.092
5	Line	S89°55'52"E	138.460	No	372120.388	2153886.552
6	Line	S00°37'11"E	140.040	No	371980.356	2153888.067

Ending location (North, East) = ( 371980.356, 2153888.067 )

Total Distance : 936.500  
Total Traverse Stations : 7  
Misclosure Direction : N43°13'22"W (from ending location to starting location)  
Misclosure Distance : 0.007  
Error of Closure : 1:131556.2  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 26966.783 sq. ft. (straight segment added to close traverse)  
  
**= 0.619072 Acres**



Lot Closure Report - Lot : 5.895 Ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S89°55'07"E	444.160	No	371779.886	2153533.587
2	Line	N06°46'34"E	202.260	No	371980.733	2153557.452
3	Line	S89°56'08"E	330.610	No	371980.362	2153888.062
4	Line	S00°37'11"E	447.630	No	371532.758	2153892.903
5	Line	S88°55'45"W	330.800	No	371526.576	2153562.161
6	Line	N85°52'51"W	107.600	No	371534.305	2153454.839
7	Line	N63°53'58"W	140.270	No	371596.016	2153328.873
8	Line	N50°24'36"W	30.320	No	371615.339	2153305.508
9	Line	N83°41'31"W	93.450	No	371625.606	2153212.624
10	Line	S23°45'32"W	156.240	No	371482.608	2153149.677
11	Curve	S56°23'25"W	49.610	No	371455.147	2153108.360
ARC= 52.397, RAD= 46.000, DELTA= 65°15'47"						
BC TO RAD= N66°14'28"W						
RAD TO EC= S00°58'41"E						
ADD_ARC_AREA = 244.204						
12	Line	S89°01'19"W	13.380	No	371454.919	2153094.982
13	Line	N00°58'41"W	325.640	No	371780.512	2153089.424

Ending location (North, East) = ( 371780.512, 2153089.424 )

Total Distance : 2674.757  
 Total Traverse Stations : 14  
 Misclosure Direction : N36°08'23"E (from ending location to starting location)  
 Misclosure Distance : 0.007  
 Error of Closure : 1:387566.0  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 256772.547 sq. ft. (straight segment added to close traverse)

**= 5.894687 Acres**