

BOUNDARY DESCRIPTION  
10.000 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 32, T-16N, R-12W.**

Being part of the land described in a deed to **Eli D. Miller, Trustee of the Eli D. Miller and Jemima D. Miller Revocable Trust dated June 27, 2023** recorded in official record volume 954, page 4041 of the Wayne County records.

Described as follows:

**Commencing** at a capped pin found at the northwest corner of the northwest quarter of Section 32.

Thence S 88° 59' 27" E 262.99 feet, along the north line of the quarter section, to a railroad spike found in Cutter Road (Township Road 205) at the northwest corner of Danny and Freida Miller as described in official record volume 925, Page 198.

Thence Southwesterly in Cutter Road, along the west line of Miller and with the arc of a curve concave to the northwest, a distance of 123.76 feet to a railroad spike found at a point of tangency.

The aforementioned curve has the following properties;

Central Angle = 03° 42' 42"

Chord Distance = 123.74 feet

Radius = 1910.43 feet

Chord Bearing = S 00° 47' 42" W

Thence S 02° 39' 03" W 547.30 feet in Cutter Road, along the west line of Miller and the extension thereof, to a railroad spike found at a point of curvature on the west line of Jonathan A. and Lena S. Yoder as described in official record volume 897, page 3152.

Thence Southwesterly in Cutter Road, along the west line of Yoder and with the arc of a curve to the right. a distance of 241.67 feet to a railroad spike found at a point of tangency.

The aforementioned curve has the following properties;

Central Angle = 09° 40' 00"

Chord Distance = 241.38 feet

Radius = 1432.39 feet

Chord Bearing = S 07° 27' 03" W

Thence S 12° 19' 03" W 52.36 feet, in Cutter Road and along the west line of Yoder, to the southwest corner thereof – witnessed by a capped reference pin set S 88° 53' 48" E 49.34 feet.

Thence S 88° 53' 48" E 1025.20 feet, along the south line of Yoder, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) **S 88° 53' 48" E 937.27 feet**, along the south line of Steven R. Troyer as described in official record volume 896, page 5725 and the extension thereof, to a capped pin found on the westerly line of Valerie D. Sachariat, Michelle L. Vaccaro and Ashley M. Hale as described in official record volume 954, page 1756.
- 2) **Southwesterly**, along the westerly line of Sachariat, Vaccaro and Hale and with the arc of a curve concave to the southeast, a distance of 625.99 feet to a capped pin found at the northeast corner of J. Ernest Martin as described in official record volume 616, page 845.

The aforementioned curve has the following properties;

Central Angle = 06° 15' 36"

Chord Distance = 625.68 feet

Radius = 5729.65 feet

Chord Bearing = S 29° 02' 44" W

- 3) **N 89° 29' 02" W 644.12 feet**, along the north line of Martin, to a capped pin set.
- 4) **N 01° 06' 12" E 559.34 feet to the Point of Beginning.**

**This parcel contains 10.000 acres** and has no frontage on any public way.

This parcel is benefitted by the access easement described in official record volume \_\_\_\_, page \_\_\_\_.

Prior Instrument: official record volume 954, page 4041.

Permanent Parcel #: part of 27-00179.017

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 2023, 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 667

All bearings are related and common with record survey WW-358.

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.

 12/15/23

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB\2K23\Job147\Miller 10.000\Ac legal.docx



**BOUNDARY DESCRIPTION**  
**5.650 Acres**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 32, T-16N, R-12W.**

Being part of the land described in a deed to **Eli D. Miller, Trustee of the Eli D. Miller and Jemima D. Miller Revocable Trust dated June 27, 2023** recorded in official record volume 954, page 4041 of the Wayne County records.

Described as follows:

**Commencing** at a capped pin found at the northwest corner of the northwest quarter of Section 32.

Thence S 88° 59' 27" E 262.99 feet, along the north line of the quarter section, to a railroad spike found in Cutter Road (Township Road 205) at the northwest corner of Danny and Freida Miller as described in official record volume 925, Page 198.

Thence Southwesterly in Cutter Road, along the west line of Miller and with the arc of a curve concave to the northwest, a distance of 123.76 feet to a railroad spike found at a point of tangency.

The aforementioned curve has the following properties;

Central Angle = 03° 42' 42"

Chord Distance = 123.74 feet

Radius = 1910.43 feet

Chord Bearing = S 00° 47' 42" W

Thence S 02° 39' 03" W 547.30 feet in Cutter Road, along the west line of Miller and the extension thereof, to a railroad spike found at a point of curvature on the west line of Jonathan A. and Lena S. Yoder as described in official record volume 897, page 3152.

Thence Southwesterly in Cutter Road, along the west line of Yoder and with the arc of a curve to the right. a distance of 241.67 feet to a railroad spike found at a point of tangency.

The aforementioned curve has the following properties;

Central Angle = 09° 40' 00"

Chord Distance = 241.38 feet

Radius = 1432.39 feet

Chord Bearing = S 07° 27' 03" W

Thence S 12° 19' 03" W 52.36 feet, in Cutter Road and along the west line of Yoder, to the southwest corner thereof – witnessed by a capped reference pin set S 88° 53' 48" E 49.34 feet.

Thence S 88° 53' 48" E 587.75 feet, along the south line of Yoder, to a capped pin found at the **Point of Beginning** for the parcel herein described.

Thence with the following FIVE courses:

- 1) **S 88° 53' 48" E 437.45 feet**, along the south line of Steven R. Troyer as described in official record volume 896, page 5725, to a capped pin set.
- 2) **S 01° 06' 12" W 559.34 feet** to a capped pin set on the north line of J. Ernest Martin as described in official record volume 616, page 845.
- 3) **N 89° 29' 02" W 438.49 feet**, along the north line of Martin and the extension thereof, to a 5/8 inch diameter steel pin found at the southeast corner of a 5.332 acre parcel described in a deed to Eli D. Miller, Trustee recorded in official record volume 954, page 4041.
- 4) **N 01° 06' 12" E 350.00 feet**, along the east line of the 5.332 acre parcel, to a capped pin set at the northeast corner thereof.
- 5) **N 01° 22' 37" E 213.84 feet** to the **Point of Beginning**.

**This parcel contains 5.650 acres** and has no frontage on any public way.

This parcel is benefitted by and is subject to the access easement described in official record volume \_\_\_\_, page \_\_\_\_.

Prior Instrument: official record volume 954, page 4041.

Permanent Parcel #: part of 27-00179.017

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 2023, 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 667

All bearings are related and common with record survey WW-358.

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.

 12/13/23

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOBS\2K23\Job147\Miller 5.650 Ac Legal.docx



30 feet Wide Access Easement

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 32, T-16N, R-12W.**

Being part of the land described in a deed to **Eli D. Miller, Trustee of the Eli D. Miller and Jemima D. Miller Revocable Trust dated June 27, 2023** recorded in official record volume 954, page 4041 of the Wayne County records.

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

Described as follows:

**Commencing** at a capped pin found marking the northwest corner of the northwest quarter of Section 32.

Thence S 88° 59' 27" E 262.99 feet, along the north line of the quarter section, to a railroad spike found in Cutter Road (Township Road 205) at the northwest corner of Danny and Freida Miller as described in official record volume 925, Page 198.

Thence Southwesterly in Cutter Road, along the west line of Miller and with the arc of a curve concave to the northwest, a distance of 123.76 feet to a railroad spike found at a point of tangency.

The aforementioned curve has the following properties;

Central Angle = 03° 42' 42"

Chord Distance = 123.74 feet

Radius = 1910.43 feet

Chord Bearing = S 00° 47' 42" W

Thence S 02° 39' 03" W 547.30 feet in Cutter Road, along the west line of Miller and the extension thereof, to a railroad spike found at a point of curvature on the west line of Jonathan A. and Lena S. Yoder as described in official record volume 897, page 3152.

Thence Southwesterly in Cutter Road, along the west line of Yoder and with the arc of a curve to the right, a distance of 241.67 feet to a railroad spike found at a point of tangency.

The aforementioned curve has the following properties;

Central Angle = 09° 40' 00"

Chord Distance = 241.38 feet

Radius = 1432.39 feet

Chord Bearing = S 07° 27' 03" W

Thence S 12° 19' 03" W 52.36 feet, in Cutter Road and along the west line of Yoder, to the southwest corner thereof, the **Point of Beginning** for the easement herein described – witnessed by a capped reference pin set S 88° 53' 48" E 49.34 feet.

Thence with the following course:

**S 88° 53' 48" E 1025.20 feet**, along the south line of Yoder and the extension thereof, to a capped pin set at the northwest corner of a 10.000 acre parcel and there **Terminate.**

Prior Instrument: official record volume 954, page 4041.

Permanent Parcel #: part of 27-00179.017

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 2023, 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 667

All bearings are related and common with record survey WW-358.

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.

 12/13/23

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB\2K23\Job147\Miller Access Easement Legal.docx



**BOUNDARY DESCRIPTION**  
**2.987 Acres**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 32, T-16N, R-12W.**

Being part of the land described in a deed to **Eli D. Miller, Trustee of the Eli D. Miller and Jemima D. Miller Revocable Trust dated June 27, 2023** recorded in official record volume 954, page 4041 of the Wayne County records.

Described as follows:

**Commencing** at a capped pin found marking the northwest corner of the northwest quarter of Section 32.

Thence S 88° 59' 27" E 262.99 feet, along the north line of the quarter section, to a railroad spike found in Cutter Road (Township Road 205) at the northwest corner of Danny and Freida Miller as described in official record volume 925, Page 198.

Thence Southwesterly in Cutter Road, along the west line of Miller and with the arc of a curve concave to the northwest, a distance of 123.76 feet to a railroad spike found at a point of tangency.

The aforementioned curve has the following properties;

Central Angle = 03° 42' 42"

Chord Distance = 123.74 feet

Radius = 1910.43 feet

Chord Bearing = S 00° 47' 42" W

Thence S 02° 39' 03" W 547.30 feet in Cutter Road, along the west line of Miller and the extension thereof, to a railroad spike found at a point of curvature on the west line of Jonathan A. and Lena S. Yoder as described in official record volume 897, page 3152.

Thence Southwesterly in Cutter Road, along the west line of Yoder and with the arc of a curve to the right. a distance of 241.67 feet to a railroad spike found at a point of tangency.

The aforementioned curve has the following properties;

Central Angle = 09° 40' 00"

Chord Distance = 241.38 feet

Radius = 1432.39 feet

Chord Bearing = S 07° 27' 03" W

Thence S 12° 19' 03" W 52.36 feet, in Cutter Road and along the west line of Yoder, to the southwest corner thereof, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 88° 53' 48" E 49.34 feet.

Thence with the following FOUR courses:

- 1) **S 88° 53' 48" E 587.75 feet**, along the south line of Yoder, to a capped pin found at the southeast corner thereof.
- 2) **S 01° 22' 37" W 213.84 feet** to a capped pin set at the northeast corner of a 5.332 acre parcel described in a deed to Eli D. Miller, Trustee recorded in official record volume 954, page 4041.
- 3) **N 88° 53' 48" W 629.13 feet**, along the north line of the 5.332 acre parcel, to a point in Cutter Road – witnessed by a capped reference pin found S 88° 53' 48" E 30.58 feet.
- 4) **N 12° 19' 03" E 218.00 feet**, in Cutter Road and along the east line Jerrod Walter Christman and Denise Lynn Christman as described in official record volume 500, page 851, to the **Point of Beginning**.

**This parcel contains 2.987 acres** and is subject to the access easement described in official record volume \_\_\_\_, page \_\_\_\_.

Prior Instrument: official record volume 954, page 4041.

Permanent Parcel #: part of 27-00179.017

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 2023, 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 667

All bearings are related and common with record survey WW-358.

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.

 12/13/23

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K23\Job147\Miller 2.987 Ac Legal.docx





BOUNDARY DESCRIPTION  
8.319 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 32, T-16N, R-12W.**

Being part of the land described in a deed to **Eli D. Miller, Trustee of the Eli D. Miller and Jemima D. Miller Revocable Trust dated June 27, 2023** recorded in official record volume 954, page 4041 of the Wayne County records.

Described as follows:

**Commencing** at a capped pin found marking the northwest corner of the northwest quarter of Section 32.

Thence S 88° 59' 27" E 262.99 feet, along the north line of the quarter section, to a railroad spike found in Cutter Road (Township Road 205) at the northwest corner of Danny and Freida Miller as described in official record volume 925, Page 198.

Thence Southwesterly in Cutter Road, along the west line of Miller and with the arc of a curve concave to the northwest, a distance of 123.76 feet to a railroad spike found at a point of tangency.

The aforementioned curve has the following properties;

Central Angle = 03° 42' 42"

Chord Distance = 123.74 feet

Radius = 1910.43 feet

Chord Bearing = S 00° 47' 42" W

Thence S 02° 39' 03" W 547.30 feet in Cutter Road, along the west line of Miller and the extension thereof, to a railroad spike found at a point of curvature on the west line of Jonathan A. and Lena S. Yoder as described in official record volume 897, page 3152.

Thence Southwesterly in Cutter Road, along the west line of Yoder and with the arc of a curve to the right. a distance of 241.67 feet to a railroad spike found at a point of tangency.

The aforementioned curve has the following properties;

Central Angle = 09° 40' 00"

Chord Distance = 241.38 feet

Radius = 1432.39 feet

Chord Bearing = S 07° 27' 03" W

Thence S 12° 19' 03" W 52.36 feet, in Cutter Road and along the west line of Yoder, to the southwest corner thereof, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 88° 53' 48" E 49.34 feet.

Thence with the following SIX courses:

- 1) **S 88° 53' 48" E 587.75 feet**, along the south line of Yoder, to a capped pin found at the southeast corner thereof.
- 2) **S 01° 22' 37" W 213.84 feet** to a capped pin set at the northeast corner of a 5.332 acre parcel described in a deed to Eli D. Miller, Trustee recorded in official record volume 954, page 4041.
- 3) **S 01° 06' 12" W 350.00 feet**, along the east line of the 5.332 acre parcel, to a 5/8 inch diameter steel pin found at the southeast corner thereof.
- 4) **N 88° 53' 48" W 696.79 feet**, along the south line of the 5.332 acre parcel, to a point in Cutter Road at the southwest corner thereof – witnessed by a capped reference pin found S 88° 53' 48" E 30.48 feet.
- 5) **N 11° 19' 03" E 96.95 feet**, in Cutter Road and along the west line of the 5.332 acre parcel, to a point – witnessed by a capped reference pin found N 88° 58' 30" W 30.49 feet.
- 6) **N 12° 19' 03" E 477.54 feet**, in Cutter Road, along the west line of the 5.332 acre parcel and the extension thereof, to the **Point of Beginning**.

**This parcel contains 8.319 acres** and is subject to the access easement described in official record volume \_\_\_\_, page \_\_\_\_.

Prior Instrument: official record volume 954, page 4041.

Permanent Parcel #: part of 27-00179.017 and all of 27-00179.011

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 2023, 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 667

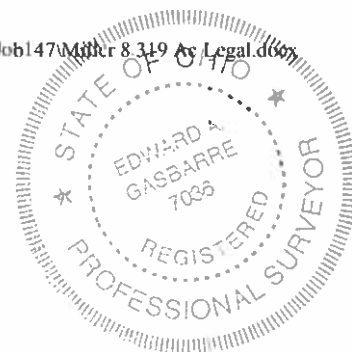
All bearings are related and common with record survey WW-358.

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 12/15/23*

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB52K23\Job147\Miller 8.319 As Legal.dwg



# Miller Closure Report 223147

Lot Closure Report - Lot : 10.000 AC

file- H:\ADAT4\AJOB5\2K23\Job147\223147.msj\lc\_10.000 AC.txt

Thursday, November 9, 2023, 7:58:24a.m.

Starting location (North, East) = ( 3942.474, 8987.450 )

(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	S88°53'48"E	937.270	No	3924.426	9924.547
2	Curve	S29°02'44"W	625.679	No	3377.436	9620.777
ARC= 625.990, RAD= 5729.650, DELTA= 6°15'35"						
BC_TO_RAD= S57°49'28"E						
RAD_TO_EC= N64°05'04"W						
SUBTRACT_ARC_AREA = 3565.608						
3	Line	N89°29'02"W	644.120	No	3383.238	8976.683
4	Line	N01°06'12"E	559.340	No	3942.475	8987.453

Ending location (North, East) = ( 3942.475, 8987.453 )

Total Distance : 2766.720  
 Total Traverse Stations : 5  
 Misclosure Direction : S68°39'31"W (from ending location to starting location)  
 Misclosure Distance : 0.003  
 Error of Closure : 1:944549.7  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 435596.971 sq. ft. (straight segment added to close traverse)

**= 9.999930 Acres**

Lot Closure Report - Lot : 5.650 AC

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S01°06'12"W	559.340	No	3383.238	8976.683
2	Line	N89°29'02"W	438.490	No	3387.188	8538.211
3	Line	N01°06'12"E	350.000	No	3737.123	8544.950
4	Line	N01°22'37"E	213.840	No	3950.902	8550.089
5	Line	S88°53'48"E	437.450	No	3942.478	8987.457

Ending location (North, East) = ( 3942.478, 8987.457 )

Total Distance : 1999.120  
 Total Traverse Stations : 6  
 Misclosure Direction : S50°42'51"W (from ending location to starting location)  
 Misclosure Distance : 0.006  
 Error of Closure : 1:362504.9  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 246129.732 sq. ft. (straight segment added to close traverse)

**= 5.650361 Acres**

Lot Closure Report - Lot : 8.319 AC  
 =====

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S01°22'37"W	213.840	No	3737.123	8544.950
2	Line	S01°06'12"W	350.000	No	3387.188	8538.211
3	Line	N88°53'48"W	696.790	No	3400.605	7841.550
4	Line	N11°19'03"E	96.950	No	3495.670	7860.576
5	Line	N12°19'03"E	477.540	No	3962.217	7962.449
6	Line	S88°53'48"E	587.750	No	3950.900	8550.090

Ending location (North, East) = ( 3950.900, 8550.090 )

Total Distance : 2422.870  
 Total Traverse Stations : 7  
 Misclosure Direction : N36°24'53"W (from ending location to starting location)  
 Misclosure Distance : 0.002  
 Error of Closure : 1:1151483.6  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 362359.813 sq. ft. (straight segment added to close  
 traverse)

**= 8.318637 Acres**

Lot Closure Report - Lot : 2.987 AC  
 =====

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S88°53'48"E	587.750	No	3950.900	8550.090
2	Line	S01°22'37"W	213.840	No	3737.122	8544.951
3	Line	N88°53'48"W	629.130	No	3749.236	7915.938
4	Line	N12°19'03"E	218.000	No	3962.218	7962.444

Ending location (North, East) = ( 3962.218, 7962.444 )

Total Distance : 1648.720  
 Total Traverse Stations : 5  
 Misclosure Direction : S86°51'03"E (from ending location to starting location)  
 Misclosure Distance : 0.005  
 Error of Closure : 1:316342.2  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 130107.887 sq. ft. (straight segment added to close  
 traverse)

**= 2.986866 Acres**