

Boundary Description  
2.301 Acres

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **southeast quarter of Section 10, T-15N, R-11W.**

Being part of the land described in a deed to **Dennis A. and Elsie A. Miller** recorded in official record volume 788, page 1650 of the Wayne County records.

Described as follows:

**Commencing** at a capped pin found marking the southeast corner of Section 10.

Thence N 86° 19' 31" W 1477.75 feet, along the south line of the quarter section, to a point in Massillon Road (State Route 241) at the southeast corner of Jason and Miriam Hochstetler as described in official record volume 844, page 1599 – witnessed by a capped reference pin found S 86° 19' 31" E 60.00 feet.

Thence N 42° 23' 03" E 38.45 feet, in Massillon Road and along the easterly line of Hochstetler, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 86° 19' 31" E 65.94 feet.

Thence with the following NINE courses:

- 1) **N 42° 23' 03" E 86.57 feet**, in Massillon Road and along the easterly line of Hochstetler, to a point of curvature – witnessed by a capped reference pin set S 47° 56' 37" E 40.00 feet.
- 2) **Northeasterly**, in Massillon Road, along the easterly line of Hochstetler and with the arc of a curve to the left, a distance of 136.85 feet to the southwest corner of Norman A. and Laura Troyer as described in official record volume 745, page 473 – witnessed by a capped reference pin found S 86° 19' 31" E 40.00 feet.

The aforementioned curve has the following properties;

Central Angle = 8°03'48"

Cord Distance = 136.73 feet

Radius = 972.38 feet

Chord Bearing = N 38°21'09" E

- 3) **S 86° 19' 31" E 494.24 feet**, along the south line of Troyer, to a capped pin set.
- 4) **S 03° 40' 29" W 180.00 feet** to a capped pin set.
- 5) **N 86° 19' 31" W 334.90 feet** to the east face of a building.

- 6) S 03° 40' 29" W 0.81 feet, along the east face of the building, to the southeast corner thereof.
- 7) N 86° 19' 31" W 68.07 feet, along the south face of the building, to the southwest corner thereof.
- 8) N 03° 40' 29" E 0.81 feet, along the west face of the building, to a point.
- 9) N 86° 19' 31" W 223.20 feet to the **Point of Beginning**.

This parcel contains 2.301 acres and is benefited by the access easement described in official record volume \_\_\_\_, page \_\_\_\_.

**Prior Instrument: official record volume 788, page 1650.**

**Permanent Parcel #: part of 39-00478.006**

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in May 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 681.

All bearings are related and common with record survey VV-195.

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.

 5/02/23

Edward A. Gasbarre, P.S. 7036

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### Access Easement Description

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **southeast quarter of Section 10, T-15N, R-11W.**

Being part of the land described in a deed to **Dennis A. and Elsie A. Miller** recorded in official record volume 788, page 1650 of the Wayne County records.

Described as follows:

**Commencing** at a capped pin found marking the southeast corner of Section 10.

Thence N 86° 19' 31" W 827.53 feet, along the south line of the quarter section, to the **Point of Beginning** for the easement herein described.

Thence with the following EIGHT courses:

- 1) **N 86° 19' 31" W 650.22 feet**, along the south line of the quarter section, to a point in Massillon Road (State Route 241) at the southeast corner of Jason and Miriam Hochstetler as described in official record volume 844, page 1599 – witnessed by a capped reference pin found S 86° 19' 31" E 60.00 feet.
- 2) **N 42° 23' 03" E 38.45 feet**, in Massillon Road and along the easterly line of Hochstetler, to a point - witnessed by a capped reference pin set S 86° 19' 31" E 65.94 feet.
- 3) **S 86° 19' 31" E 223.20 feet** to the west face of a building.
- 4) **S 03° 40' 29" W 0.81 feet**, along the west face of the building, to the southwest corner thereof.
- 5) **S 86° 19' 31" E 68.07 feet**, along the south face of the building, to the southeast corner thereof.
- 6) **N 03° 40' 29" E 0.81 feet**, along the east face of the building, to a point.
- 7) **S 86° 19' 31" E 334.90 feet** to a capped pin set.
- 8) **S 03° 40' 29" W 30.00 feet** to the **Point of Beginning**.

Prior Instrument: official record volume 788, page 1650.

Permanent Parcel #: part of 39-00478.006

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in May 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 101.

All bearings are related and common with record survey VV-195.

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 5/02/23  
Edward A. Gasbarre, P.S. 7036

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Boundary Description  
10.441 Acres

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **southeast quarter of Section 10, T-15N, R-11W**.

Being part of the land described in a deed to **Dennis A. and Elsie A. Miller** recorded in official record volume 788, page 1650 of the Wayne County records.

Described as follows:

**Beginning** at a capped pin found marking the southeast corner of Section 10.

Thence with the following FOURTEEN courses:

- 1) **N 86° 19' 31" W 1477.75 feet**, along the south line of the quarter section, to a point in Massillon Road (State Route 241) at the southeast corner of Jason and Miriam Hochstetler as described in official record volume 844, page 1599 – witnessed by a capped reference pin found S 86° 19' 31" E 60.00 feet.
- 2) **N 42° 23' 03" E 38.45 feet**, in Massillon Road and along the easterly line of Hochstetler, to a point - witnessed by a capped reference pin set S 86° 19' 31" E 65.94 feet.
- 3) **S 86° 19' 31" E 223.20 feet** to the west face of a building.
- 4) **S 03° 40' 29" W 0.81 feet**, along the west face of the building, to the southwest corner thereof.
- 5) **S 86° 19' 31" E 68.07 feet**, along the south face of the building, to the southeast corner thereof.
- 6) **N 03° 40' 29" E 0.81 feet**, along the east face of the building, to a point.
- 7) **S 86° 19' 31" E 334.90 feet** to a capped pin set.
- 8) **N 03° 40' 29" E 180.00 feet**, to a capped pin set on the south line of Norman A. and Laura Troyer as described in official record volume 745, page 473.
- 9) **S 86° 19' 31" E 216.25 feet**, along the south line of Troyer, to a capped pin found.
- 10) **N 13° 14' 07" E 338.86 feet**, along the east line of Troyer, to a capped pin found.

- 11) S 86° 19' 31" E 282.53 feet, along the south line of John E. and Barbara S. Alden, Trustees as described in official record volume 788, page 1657, to a capped pin found.
- 12) N 04° 01' 11" E 240.00 feet, along the east line of Alden, to a capped pin found.
- 13) S 86° 19' 31" E 275.75 feet, along the south line of Eli A. and Mary A. Troyer as described in official record volume 773, page 184, to a capped pin found on the east line of the quarter section.
- 14) S 04° 01' 11" W 784.16 feet, along the east line of the quarter section, to the **Point of Beginning**.

**This parcel contains 10.441 acres** and is subject to the access easement described in official record volume \_\_\_\_, page \_\_\_\_.

**Prior Instrument: official record volume 788, page 1650.**

**Permanent Parcel #: 39-00478.006**

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in May of 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 681

All bearings are related and common with record survey VV-195.

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 5/02/23

Edward A. Gasbarre, P.S. 7036

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Lot Closure Report - Lot : 2.301 Ac **Dennis Miller Closure Report 22303**

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 Tuesday, March 28, 2023, 8:35:36a.m.

Starting location (North, East) = ( 5629.920, 6238.680 )

(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	N42°23'03"E	86.570	No	5693.864	6297.036
2	Curve	N38°21'09"E	136.732	No	5801.090	6381.878
ARC= 136.845, RAD= 972.380, DELTA= 8°03'48"						
BC_TO_RAD= N47°36'57"W						
RAD_TO_EC= S55°40'45"E						
SUBTRACT ARC AREA = 219.400						
3	Line	S86°19'31"E	494.240	No	5769.413	6875.102
4	Line	S03°40'29"W	180.000	No	5589.783	6863.565
5	Line	N86°19'31"W	334.900	No	5611.248	6529.354
6	Line	S03°40'29"W	0.810	No	5610.439	6529.302
7	Line	N86°19'31"W	68.070	No	5614.802	6461.372
8	Line	N03°40'29"E	0.810	No	5615.611	6461.424
9	Line	N86°19'31"W	223.200	No	5629.916	6238.683

Ending location (North, East) = ( 5629.916, 6238.683 )

Total Distance : 1525.445  
 Total Traverse Stations : 10  
 Misclosure Direction : N39°23'31"W (from ending location to starting location)  
 Misclosure Distance : 0.005  
 Error of Closure : 1:305974.5  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 100257.071 sq. ft. (straight segment added to close traverse)  
**= 2.301586 Acres**

Lot Closure Report - Lot : easement

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S03°40'29"W	30.000	No	5559.845	6861.643
2	Line	N86°19'31"W	650.220	No	5601.519	6212.759
3	Line	N42°23'03"E	38.450	No	5629.920	6238.679
4	Line	S86°19'31"E	223.200	No	5615.614	6461.420
5	Line	S03°40'29"W	0.810	No	5614.806	6461.368
6	Line	S86°19'31"E	68.070	No	5610.443	6529.298
7	Line	N03°40'29"E	0.810	No	5611.252	6529.350
8	Line	S86°19'31"E	334.900	No	5589.787	6863.561

Ending location (North, East) = ( 5589.787, 6863.561 )

Total Distance : 1346.460  
 Total Traverse Stations : 9  
 Misclosure Direction : S47°36'42"E (from ending location to starting location)  
 Misclosure Distance : 0.006  
 Error of Closure : 1:234835.2  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 19093.069 sq. ft. (straight segment added to close traverse)  
**= 0.438317 Acres**

Lot Closure Report - Lot : 10.441 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S86°19'31"E	223.200	No	5615.611	6461.424
2	Line	S03°40'29"W	0.810	No	5614.802	6461.372
3	Line	S86°19'31"E	68.070	No	5610.439	6529.302
4	Line	N03°40'29"E	0.810	No	5611.248	6529.354
5	Line	S86°19'31"E	334.900	No	5589.783	6863.565
6	Line	N03°40'29"E	180.000	No	5769.413	6875.102
7	Line	S86°19'31"E	216.250	No	5755.553	7090.907
8	Line	N13°14'07"E	338.860	No	6085.413	7168.489
9	Line	S86°19'31"E	282.530	No	6067.305	7450.439
10	Line	N04°01'11"E	240.000	No	6306.714	7467.263
11	Line	S86°19'31"E	275.750	No	6289.041	7742.446
12	Line	S04°01'11"W	784.160	No	5506.810	7687.476
13	Line	N86°19'31"W	1477.750	No	5601.522	6212.764
14	Line	N42°23'03"E	38.450	No	5629.923	6238.683

Ending location (North, East) = ( 5629.923, 6238.683 )

Total Distance : 4461.540  
 Total Traverse Stations : 15  
 Misclosure Direction : S05°08'26"W (from ending location to starting location)  
 Misclosure Distance : 0.007  
 Error of Closure : 1:647037.4  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 454798.015 sq. ft. (straight segment added to close traverse)  
**= 10.440726 Acres**