

BOUNDARY DESCRIPTION

5.000 Acres

Situated in the State of Ohio, County of Wayne, Township of East Union in the northwest and northeast quarters of Section 23, T-16N, R-12W.

Being part of the land described in a deed to Paul E. and Edna Miller recorded in deed volume 686, page 545 of the Wayne County records.

Described as follows:

Beginning at a stone monument found marking the northwest corner of the northeast quarter of Section 23.

Thence with the following FIVE courses:

- 1) S 88° 30' 01" E 160.10 feet, along the north line of the quarter section, to a 5/8 inch diameter steel pin found at the northwest corner of a 5.100 acre parcel described in a deed to John B. and Ella E. Kauffman, Trustees recorded in official record volume 944, page 5740.
- 2) S 00° 16' 40" W 800.38 feet, along the west line of the 5.100 acre parcel, to a point in Lautenschlager Road (Township Road 158) on the north line of a 9.674 acre parcel described in said deed to Kauffman – witnessed by a capped reference pin set N 00° 16' 40" E 34.42 feet.
- 3) N 89° 57' 43" W 270.99 feet, along the north line of the 9.674 acre parcel, in Lautenschlager Road and passing into the northwest quarter at a distance of 174.88 feet, to a point – witnessed by a capped reference pin set N 00° 16' 40" E 18.94 feet.
- 4) N 00° 16' 40" E 806.78 feet to a capped pin set on the north line of the quarter section.
- 5) S 88° 46' 04" E 110.93 feet, along the north line of the quarter section, to the **Point of Beginning**.

This parcel contains 5.000 acres; of which 3.085 acres lie in the northeast quarter and 1.915 acres lie in the northwest quarter of Section 23.

Prior Instrument: deed volume 686, page 545.

Permanent Parcel #: part of 27-644.000 and all of 27-01530.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 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 709

All bearings are related and common with record survey RR-516.

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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EDWARD A. GASBARRE 7036



Miller Closure Report 223157

Lot Closure Report - Lot : 5.000 Ac

file- H:\ADAT4\AJOB5\2K23\Job157\223157.msj\lc_5.000 Ac.txt
Friday, January 12, 2024, 9:24:02a.m.

Starting location (North, East) = (3169.781, 6872.330)

(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	N89°57'43"W	270.990	No	3169.961	6601.340
2	Line	N00°16'40"E	806.780	No	3976.732	6605.252
3	Line	S88°46'04"E	110.930	No	3974.346	6716.156
4	Line	S88°30'01"E	160.100	No	3970.156	6876.201
5	Line	S00°16'40"W	800.380	No	3169.786	6872.321

Ending location (North, East) = (3169.786, 6872.321)

Total Distance : 2149.180
Total Traverse Stations : 6
Misclosure Direction : S65°41'58"E (from ending location to starting location)
Misclosure Distance : 0.010
Error of Closure : 1:208222.6
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 217794.695 sq. ft. (straight segment added to close
traverse)

= 4.999878 Acres