

Boundary Description
9.360 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northeast quarter of Section 36, T-16N, R-12W.**

Being part of the land described in a deed to **Michael M. and Marianna E. Yoder** recorded in official record volume 931, page 4303 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter crimped iron pipe found in the intersection of Emerson Road (County Road 79) and Kansas Road (Township Road 179) marking the northwest corner of the northeast quarter of Section 36.

Thence S 00° 49' 48" E 989.89 feet, along the west line of the quarter section and in Kansas Road, to the southwest corner of Marty A. and Rachel M. Miller* as described in official record volume 900, page 345, the **Point of Beginning** for the parcel herein described - witnessed by a 5/8 inch diameter steel reference pin found N 88° 20' 30" E 30.00 feet.

*Melvin R & Susie E Yoder

Thence with the following EIGHT courses:

- 1) **N 88° 20' 30" E 705.61 feet**, along the south line of Miller, to a capped pin set.
- 2) **N 00° 49' 48" W 341.91 feet**, along the east line of Miller, to a capped pin set on the south line of Ronald J. and Pamela J. Taylor as described in official record volume 557, page 667.
- 3) **N 88° 21' 35" E 1043.68 feet**, along the south line of Taylor, to a capped pin set.
- 4) **S 00° 49' 48" E 361.98 feet** to a capped pin set on the north line of Andy B. and Rosanna J. Kauffman as described in official record volume 900, page 348.
- 5) **S 89° 29' 41" W 1013.59 feet**, along the north line of Kauffman, to a capped pin found.
- 6) **S 00° 49' 48" E 55.39 feet**, along the west line of Kauffman, to a capped pin found.
- 7) **S 88° 20' 30" W 735.61 feet**, along the north line of Aden R. Susie Swartzentruber as described in official record volume 945, page 3460, to a point on the west line of the quarter section and in Kansas Road - witnessed by a capped reference pin set N 88° 20' 30" E 30.00 feet.
- 8) **N 00° 49' 48" W 55.39 feet**, along the west line of the quarter section and in Kansas Road, to the **Point of Beginning**.

This parcel contains 9.360 acres.

This parcel is subject to the access easements described in official record volume ____, page ____ and official record volume 900, page 348.

Prior Instrument: official record volume 931, page 4303.

Permanent Parcel #: part of 27-00297.005

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in April 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 ~~723~~

All bearings are related and common with record survey WW-416.

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.

 4/10/23

Edward A. Gasbarre, P.S. 7036

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Boundary Description
9.995 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northeast quarter of Section 36, T-16N, R-12W**.

Being part of the land described in a deed to **Michael M. and Marianna E. Yoder** recorded in official record volume 931, page 4303 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter crimped iron pipe found in the intersection of Emerson Road (County Road 79) and Kansas Road (Township Road 179) marking the northwest corner of the northeast quarter of Section 36.

Thence S 00° 49' 48" E 647.75 feet, along the west line of the quarter section and in Kansas Road, to a railroad spike found at the southwest corner of Ronald J. and Pamela J. Taylor as described in official record volume 557, page 667 – witnessed by a capped reference pin marked "Rudolph 6449" found N 88° 21' 35" E 30.00 feet.

N 88° 21' 35" E 1749.28 feet, along the south line of Taylor, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following SIX courses:

- 1) N 88° 21' 35" E 351.57 feet, along the south line of said Taylor, to a capped pin set at the southeast corner thereof.
- 2) N 00° 55' 02" W 128.57 feet, along the east line of Taylor, to a capped pin set.
- 3) N 89° 29' 41" E 618.80 feet to a capped pin set on the east line of the quarter section and the line between East Union Township and Sugar Creek Township (T-16N, R-11W).
- 4) S 00° 26' 09" E 497.50 feet, along the township line, to a capped pin set at the northeast corner of Andy B. and Rosanna J. Kauffman as described in official record volume 900, page 351.
- 5) S 89° 29' 41" W 966.72 feet, along the north line of Kauffman and the extension thereof, to a capped pin set.
- 6) N 00° 49' 48" W 361.98 feet to the **Point of Beginning**.

This parcel contains 9.995 acres and has no frontage on any public way.

This parcel is benefited by the access easement described in official record volume ____, page ____.

Prior Instrument: official record volume 931, page 4303.

Permanent Parcel #: all of 27-00297.005

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in April 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 723.

All bearings are related and common with record survey WW-416.

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.

 4/10/23

Edward A. Gasbarre, P.S. 7036

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Access Easement Description

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northeast quarter of Section 36, T-16N, R-12W**.

Being part of the land described in a deed to **Michael M. and Marianna E. Yoder** recorded in official record volume 931, page 4303 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter crimped iron pipe found in the intersection of Emerson Road (County Road 79) and Kansas Road (Township Road 179) marking the northwest corner of the northeast quarter of Section 36.

Thence S 00° 49' 48" E 989.89 feet, along the west line of the quarter section and in Kansas Road, to the southwest corner of Marty A. and Rachel M. Miller* as described in official record volume 900, page 345, the **Point of Beginning** for the Access Easement herein described – witnessed by a capped reference pin set N 88° 20' 30" E 30.00 feet.

*and Melvin R & Susie E Yoder

Thence with the following EIGHT courses:

- 1) N 88° 20' 30" E 705.61 feet, along the south line of Miller, to a capped pin set.
- 2) N 00° 49' 48" E 30.60 feet, along the east line of Miller, to a point.
- 3) N 89° 29' 41" E 1043.59 feet to a point.
- 4) S 00° 49' 48" E 30.00 feet to a capped pin set on the north line of Andy B. and Rosanna J. Kauffman as described in official record volume 900, page 348.
- 5) S 89° 29' 41" W 1013.59 feet, along the north line of Kauffman, to a capped pin found.
- 6) S 00° 49' 48" E 30.00 feet, along the west line of Kauffman, to a capped pin set.
- 7) S 88° 20' 30" W 735.61 feet to a point on the west line of the quarter section and in Kansas Road – witnessed by a 5/8 inch diameter steel reference pin found N 88° 20' 30" E 30.00 feet.
- 8) N 00° 49' 48" W 30.00 feet, along the west line of the quarter section and in Kansas Road, to the **Point of Beginning**.

Prior Instrument: official record volume 931, page 4303.

Permanent Parcel #: part of 27-00297.005

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in April 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 723

All bearings are related and common with record survey WW-416.

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 4/10/23

Edward A. Gasbarre, P.S. 7036

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Millers Closure Report 222030

Lot Closure Report - Lot : 14.900 Ac
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 Thursday, February 16, 2023, 1:38:27p.m.

Starting location (North, East) = (392348.159, 2177015.886)

(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	N88°21'35"E	1749.280	No	392398.231	2178764.449
2	Line	S00°49'48"E	361.980	No	392036.289	2178769.693
3	Line	S89°29'41"W	1013.590	No	392027.350	2177756.142
4	Line	S00°49'48"E	55.390	No	391971.966	2177756.944
5	Line	S88°20'30"W	735.610	No	391950.678	2177021.643
6	Line	N00°49'48"W	397.530	No	392348.166	2177015.884

Ending location (North, East) = (392348.166, 2177015.884)

Total Distance : 4313.380
 Total Traverse Stations : 7
 Misclosure Direction : S14°03'27"E (from ending location to starting location)
 Misclosure Distance : 0.008
 Error of Closure : 1:557446.7
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 649023.107 sq. ft. (straight segment added to close
 traverse)

= 14.899520 Acres

Lot Closure Report - Lot : 9.995 Ac
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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N00°49'48"W	361.980	No	392398.231	2178764.449
2	Line	N88°21'35"E	351.570	No	392408.294	2179115.875
3	Line	N00°55'02"W	128.570	No	392536.848	2179113.817
4	Line	N89°29'41"E	618.800	No	392542.305	2179732.593
5	Line	S00°26'09"E	497.500	No	392044.819	2179736.377
6	Line	S89°29'41"W	966.720	No	392036.294	2178769.695

Ending location (North, East) = (392036.294, 2178769.695)

Total Distance : 2925.140
 Total Traverse Stations : 7
 Misclosure Direction : S21°59'20"W (from ending location to starting location)
 Misclosure Distance : 0.006
 Error of Closure : 1:520250.4
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 435387.430 sq. ft. (straight segment added to close
 traverse)

= 9.995120 Acres

Lot Closure Report - Lot : 5.695 Ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S89°29'41"W	618.800	No	392536.848	2179113.817
2	Line	N00°55'02"W	136.120	No	392672.950	2179111.638
3	Line	S88°06'20"W	98.760	No	392669.686	2179012.932
4	Line	N01°01'19"W	383.640	No	393053.265	2179006.090
5	Line	N88°22'04"E	419.400	No	393065.211	2179425.319
6	Line	S01°26'17"E	217.130	No	392848.149	2179430.769
7	Line	S01°16'28"E	164.560	No	392683.630	2179434.429
8	Line	S89°29'57"E	160.840	No	392682.224	2179595.262
9	Line	S89°29'13"E	136.290	No	392681.003	2179731.547
10	Line	S00°26'09"E	138.700	No	392542.307	2179732.602

Ending location (North, East) = (392542.307, 2179732.602)

Total Distance : 2474.240
 Total Traverse Stations : 11
 Misclosure Direction : S73°58'20"W (from ending location to starting location)
 Misclosure Distance : 0.010
 Error of Closure : 1:260156.3
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 248099.210 sq. ft. (straight segment added to close traverse)

= 5.695574 Acres

Lot Closure Report - Lot : 9.360 Ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S89°29'41"W	1013.590	No	392027.350	2177756.142
2	Line	S00°49'48"E	55.390	No	391971.966	2177756.944
3	Line	S88°20'30"W	735.610	No	391950.678	2177021.643
4	Line	N00°49'48"W	55.390	No	392006.062	2177020.840
5	Line	N88°20'30"E	705.610	No	392026.482	2177726.155
6	Line	N00°49'48"W	341.910	No	392368.356	2177721.202
7	Line	N88°21'35"E	1043.680	No	392398.231	2178764.454
8	Line	S00°49'48"E	361.980	No	392036.289	2178769.698

Ending location (North, East) = (392036.289, 2178769.698)

Total Distance : 4313.160
 Total Traverse Stations : 9
 Misclosure Direction : S89°03'55"W (from ending location to starting location)
 Misclosure Distance : 0.005
 Error of Closure : 1:854270.4
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 407716.474 sq. ft. (straight segment added to close traverse)

= 9.359882 Acres

Lot Closure Report - Lot : 2.000 Ac

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 Thursday, February 16, 2023, 1:59:47p.m.

Starting location (North, East) = (392542.305, 2179732.593)

(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	S89°29'41"W	618.800	No	392536.848	2179113.817
2	Line	N00°55'02"W	136.120	No	392672.950	2179111.638
3	Line	N88°06'20"E	322.970	No	392683.627	2179434.431
4	Line	S89°29'57"E	160.840	No	392682.221	2179595.265
5	Line	S89°29'13"E	136.290	No	392681.001	2179731.550
6	Line	S00°26'09"E	138.700	No	392542.305	2179732.605

Ending location (North, East) = (392542.305, 2179732.605)

Total Distance : 1513.720
 Total Traverse Stations : 7
 Misclosure Direction : S89°27'37"W (from ending location to starting location)
 Misclosure Distance : 0.012
 Error of Closure : 1:126362.5
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 87121.505 sq. ft. (straight segment added to close traverse)

= 2.000035 Acres

Lot Closure Report - Lot : easement

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N88°20'30"E	705.610	No	388958.591	2178678.653
2	Line	N00°49'48"W	30.600	No	388989.188	2178678.210
3	Line	N89°29'41"E	1043.590	No	388998.391	2179721.760
4	Line	S00°49'48"E	30.000	No	388968.394	2179722.194
5	Line	S89°29'41"W	1013.590	No	388959.456	2178708.643
6	Line	S00°49'48"E	30.000	No	388929.459	2178709.078
7	Line	S88°20'30"W	735.610	No	388908.171	2177973.776
8	Line	N00°49'48"W	30.000	No	388938.168	2177973.342

Ending location (North, East) = (388938.168, 2177973.342)

Total Distance : 3619.000
 Total Traverse Stations : 9
 Misclosure Direction : N36°18'37"W (from ending location to starting location)
 Misclosure Distance : 0.005
 Error of Closure : 1:791682.3
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 53384.901 sq. ft. (straight segment added to close traverse)
= 1.225549 Acres
