

BOUNDARY DESCRIPTION
2.000 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southeast quarter of Section 12, T-14N, R-13W.**

Being part of the land described in a deed to **Joas D. and Martha E. Byler, Leah Byler and Laura Byler** recorded in official record volume 885, page 3835 of the Wayne County records.

Described as follows:

Commencing at a railroad spike found in Evans Road (Township Road 203) marking the southwest corner of the southeast quarter of Section 12.

Thence N 89° 13' 59" E 1038.15 feet, along the south line of the quarter section and in Evans Road, to a point in the intersection of Fredericksburg Road (County Road 501) at the southeast corner of FPB Properties LLC as described in official record volume 899, page 3159 – witnessed by a capped reference pin marked "Shamp" found N 89° 13' 59" E 34.20 feet.

Thence N 25° 47' 49" W 753.13 feet, in Fredericksburg Road, along the easterly line of FPB Properties LLC and the extension thereof, to a railroad spike found at the southwest corner of a 0.267 acre parcel described in a deed to Marcus J. and Leah D. Miller recorded in official record volume 958, page 3020 – witnessed by a capped reference pin found N 80° 16' 43" E 30.00 feet.

Thence N 80° 16' 43" E 229.84 feet, along the south line of Miller, to a capped pin found at the southeast corner thereof, the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) **N 21° 33' 25" W 197.72 feet**, along the east line of Miller, to a capped pin found at the northeast corner thereof.
- 2) **N 88° 55' 24" E 637.77 feet**, along a southerly line of J & P Holdings, LLC as described in official record volume 960, page 5726, to a capped pin set.
- 3) **S 00° 46' 38" E 98.86 feet** to a capped pin set.
- 4) **S 80° 16' 43" W 574.60 feet** to the **Point of Beginning**.

This parcel contains 2.000 acres and has no frontage on any public way.

Prior Instrument: official record volume 885, page 3835.

Permanent Parcel #: part of 29-00004.006

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 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 729.

All bearings are related and common with record survey WW-78.

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.

 2/16/24

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

3.163 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southeast quarter of Section 12, T-14N, R-13W.**

Being all of the land described in deeds to **Marcus J. and Leah D. Miller** recorded in official record volume 958, page 3020 and official record volume _____, page _____ of the Wayne County records.

Described as follows:

Commencing at a railroad spike found in Evans Road (Township Road 203) marking the southwest corner of the southeast quarter of Section 12.

Thence N 89° 13' 59" E 1038.15 feet, along the south line of the quarter section and in Evans Road, to a point in the intersection of Fredericksburg Road (County Road 501) at the southeast corner of FPB Properties LLC as described in official record volume 899, page 3159 – witnessed by a capped reference pin marked "Shamp" found N 89° 13' 59" E 34.20 feet.

Thence N 25° 47' 49" W 753.13 feet, in Fredericksburg Road, along the easterly line of FPB Properties LLC and the extension thereof, to a railroad spike found at the southwest corner of a 0.267 acre parcel described in a deed to Marcus J. and Leah D. Miller recorded in official record volume 958, page 3020, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found N 80° 16' 43" E 30.00 feet.

Thence with the following SIX courses:

- 1) **N 25° 47' 49" W 230.01 feet**, in Fredericksburg Road and along the westerly line of Miller, to a railroad spike found.
- 2) **N 64° 12' 13" E 28.17 feet**, along a southerly line of J & P Land Holdings, LLC as described in official record volume 960, page 5726, to a capped pin marked "Baker" found.
- 3) **N 89° 09' 35" E 228.65 feet**, along a southerly line of J & P Land Holdings, LLC, to a capped pin found.
- 4) **N 88° 55' 24" E 637.77 feet**, along a southerly line of J & P Land Holdings, LLC, to a capped pin set.
- 5) **S 00° 46' 38" E 98.86 feet** to a capped pin set.
- 6) **S 80° 16' 43" W 804.44 feet** to the **Point of Beginning**.

This parcel contains 3.163 acres.

Prior Instrument: official record volume 958, page 3020 and official record ____, page ____.

Permanent Parcel #: all of 29-00189.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 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 ~~729~~

All bearings are related and common with record survey WW-78.

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.

 2/16/24

Edward A. Gasbarre, P.S. 7036

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M Miller Closure Report 224005

Lot Closure Report - Lot : 3.163 Ac
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file- H:\ADAT4\AJOB5\2K24\Job005\224005.ms\lc_3.163 Ac.txt
 Tuesday, January 23, 2024, 3:18:30p.m.

Starting location (North, East) = (377174.928, 2144002.807)

(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	N64°12'13"E	28.170	No	377187.187	2144028.170
2	Line	N89°09'35"E	228.650	No	377190.540	2144256.795
3	Line	N88°55'24"E	637.770	No	377202.524	2144894.453
4	Line	S00°46'38"E	98.860	No	377103.673	2144895.794
5	Line	S80°16'43"W	804.440	No	376967.837	2144102.905
6	Line	N25°47'49"W	230.010	No	377174.925	2144002.808

Ending location (North, East) = (377174.925, 2144002.808)

Total Distance : 2027.900
 Total Traverse Stations : 7
 Misclosure Direction : N26°26'34"W (from ending location to starting location)
 Misclosure Distance : 0.003
 Error of Closure : 1:618459.2
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 137801.310 sq. ft. (straight segment added to close
 traverse)

= 3.163483 Acres

Lot Closure Report - Lot : 2.000 Ac
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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S00°46'38"E	98.860	No	377103.673	2144895.794
2	Line	S80°16'43"W	574.600	No	377006.647	2144329.444
3	Line	N21°33'25"W	197.720	No	377190.537	2144256.797
4	Line	N88°55'24"E	637.770	No	377202.521	2144894.454

Ending location (North, East) = (377202.521, 2144894.454)

Total Distance : 1508.950
 Total Traverse Stations : 5
 Misclosure Direction : N38°59'54"W (from ending location to starting location)
 Misclosure Distance : 0.003
 Error of Closure : 1:486991.4
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 87120.966 sq. ft. (straight segment added to close traverse)

= 2.000022 Acres