

Boundary Description
1.519 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 960, page 4532 of the Wayne County records.

Described as follows:

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

Thence N 04° 01' 11" E 544.16 feet, along the east line of the quarter section, to a capped pin found at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) **N 86° 19' 31" W 275.75 feet** to a capped pin found at the southeast corner of John E. and Barbara S. Alden, Trustees, as described in official record volume 788, page 1657.
- 2) **N 04° 01' 11" E 240.00 feet**, along the east line of Alden, to a capped pin found at a southwesterly corner of Eli A. and Mary R. Troyer as described in official record volume 773, page 184.
- 3) **S 86° 19' 31" E 275.75 feet**, along a southerly line of Troyer, to a capped pin found on the east line of the quarter section.
- 4) **S 04° 01' 11" W 240.00 feet**, along the east line of the quarter section, to the **Point of Beginning**.

This parcel contains 1.519 acres and has no frontage on any public way.

Prior Instrument: official record volume 960, page 4532.

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 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 245.

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 numbers marked "GASBARRE WOOSTER, OHIO" unless otherwise noted.

Edward A. Gasbarre 2/12/24

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K23\Job158\Miller 1.519 Acres



Boundary Description
8.283 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 all of the land described in deeds to **Eli A. and Mary R. Troyer** recorded in official record volume 773, page 184 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

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

Thence N 04° 01' 11" E 544.16 feet, along the east line of the quarter section, to a capped pin found at the **Point of Beginning** for the parcel herein described.

Thence with the following NINE courses:

- 1) **N 86° 19' 31" W 275.75 feet** to a capped in found at the southeast corner of John E. and Barbara S. Alden, Trustees, as described in official record volume 788, page 1657.
- 2) **N 04° 01' 11" E 307.06 feet**, along the east line of Alden, to a capped pin found at the northeast corner thereof.
- 3) **N 86° 19' 31" W 877.13 feet**, along the north line of Alden, to a point in Massillon Road (State Route 241) on the east line 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 40.00 feet.
- 4) **N 13° 14' 07" E 175.38 feet**, along the east line of Hochstetler and in Massillon Road, to the southwest corner of Michael H. and Anna Yoder as described in official record volume 758, page 2602 – witnessed by a capped reference pin found S 86° 19' 31" E 40.00 feet.
- 5) **S 86° 19' 31" E 751.98 feet**, along the south line of Yoder, to a capped pin found.
- 6) **N 07° 36' 16" E 272.68 feet**, along the east line of Yoder, to a capped pin found on a southerly line of Brian D. Weaver and Wilma E. Weaver as described in official record volume 939, page 3272.
- 7) **S 76° 11' 25" E 210.93 feet**, along a southerly line of Weaver, to a capped pin found.
- 8) **S 42° 11' 55" E 204.84 feet**, along a southerly line of Weaver, to a capped pin found on the east line of the quarter section.

9) S 04° 01' 11" W 572.31 feet, along the east line of the quarter section, to the **Point of Beginning**.

This parcel contains 8.283 acres.

Prior Instrument: official record volume 773, page 184 and official record volume ____, page ____.

Permanent Parcel #: all of 39-00478.007

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 ~~745~~

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.

 2/12/24

Edward A. Gasbarre, P.S. 7036

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Boundary Description
8.922 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 960, page 4532 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 found **S 86° 19' 31" E 65.94 feet**.
- 3) **S 86° 19' 31" E 223.20 feet**, along a southerly line of a 2.301 acre parcel described in a deed to Dennis A. and Elsie A. Miller and David A. and Edna Miller recorded in official record volume 960, page 4528, to the west face of a building.
- 4) **S 03° 40' 29" W 0.81 feet**, following the 2.301 acre parcel and along the west face of the building, to the southwest corner thereof.
- 5) **S 86° 19' 31" E 68.07 feet**, following the 2.301 acre parcel and along the south face of the building, to the southeast corner thereof.
- 6) **N 03° 40' 29" E 0.81 feet**, following the 2.301 acre parcel and along the east face of the building, to a point.
- 7) **S 86° 19' 31" E 334.90 feet**, following the 2.301 acre parcel, to a capped pin found.
- 8) **N 03° 40' 29" E 180.00 feet**, following the 2.301 acre parcel, to a capped pin found 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 558.28 feet, along the south line of John E. and Barbara S. Alden, Trustees as described in official record volume 788, page 1657 and the extension thereof, to a capped pin found on the east line of the quarter section.
- 12) S 04° 01' 11" W 544.16 feet, along the east line of the quarter section, to the **Point of Beginning**.

This parcel contains 8.922 acres and is subject to the access easement described in official record volume 960, page 4519.

Prior Instrument: official record volume 960, page 4532.

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 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 745

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, P.S. 7036

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Lot Closure Report - Lot : 8.922 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S04°01'11"W	544.16	No	5447.45	-1199.27
2	Line	N86°19'31"W	1477.75	No	5542.16	-2673.98
3	Line	N42°23'03"E	38.45	No	5570.57	-2648.06
4	Line	S86°19'31"E	223.20	No	5556.26	-2425.32
5	Line	S03°40'29"W	0.81	No	5555.45	-2425.37
6	Line	S86°19'31"E	68.07	No	5551.09	-2357.44
7	Line	N03°40'29"E	0.81	No	5551.90	-2357.39
8	Line	S86°19'31"E	334.90	No	5530.43	-2023.18
9	Line	N03°40'29"E	180.00	No	5710.06	-2011.64
10	Line	S86°19'31"E	216.25	No	5696.20	-1795.83
11	Line	N13°14'07"E	338.86	No	6026.06	-1718.25
12	Line	S86°19'31"E	558.28	No	5990.28	-1161.12

Ending location (North, East) = (5990.28, -1161.12)

Total Distance : 3981.54
 Total Traverse Stations : 13
 Misclosure Direction : S05°08'26"W (from ending location to starting location)
 Misclosure Distance : 0.01
 Error of Closure : 1:577425.1
 Frontage : 0.00
 Frontage/Perimeter : 0.0 percent
 AREA : 388629.168 sq. ft. (straight segment added to close traverse)

= 8.921698 Acres

Lot Closure Report - Lot : 2.301 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N86°19'31"W	334.90	No	5551.90	-2357.39
2	Line	S03°40'29"W	0.81	No	5551.09	-2357.44
3	Line	N86°19'31"W	68.07	No	5555.45	-2425.37
4	Line	N03°40'29"E	0.81	No	5556.26	-2425.32
5	Line	N86°19'31"W	223.20	No	5570.57	-2648.06
6	Line	N42°23'03"E	86.57	No	5634.51	-2589.70
7	Curve	N38°21'09"E	136.73	No	5741.74	-2504.86

ARC= 136.84, RAD= 972.38, DELTA= 8°03'48"

BC_TO_RAD= N47°36'57"W

RAD_TO_EC= S55°40'45"E

SUBTRACT_ARC_AREA = 219.40

8	Line	S86°19'31"E	494.24	No	5710.06	-2011.64
9	Line	S03°40'29"W	180.00	No	5530.43	-2023.17

Ending location (North, East) = (5530.43, -2023.17)

Total Distance : 1525.44
 Total Traverse Stations : 10
 Misclosure Direction : N39°23'31"W (from ending location to starting location)
 Misclosure Distance : 0.00
 Error of Closure : 1:305974.5
 Frontage : 0.00
 Frontage/Perimeter : 0.0 percent
 AREA : 100254.790 sq. ft. (straight segment added to close traverse)

= 2.301533 Acres

Lot Closure Report - Lot : 8.922 Ac
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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S04°01'11"W	544.16	No	5447.45	-1199.27
2	Line	N86°19'31"W	1477.75	No	5542.16	-2673.98
3	Line	N42°23'03"E	38.45	No	5570.57	-2648.06
4	Line	S86°19'31"E	223.20	No	5556.26	-2425.32
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6	Line	S86°19'31"E	68.07	No	5551.09	-2357.44
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8	Line	S86°19'31"E	334.90	No	5530.43	-2023.18
9	Line	N03°40'29"E	180.00	No	5710.06	-2011.64
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