

BOUNDARY DESCRIPTION
3.658 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southeast quarter of Section 9, T-16N, R-12W.**

Being part of the land described in a deed to **James D. and Sara Ann Troyer** recorded in official record volume 874, page 320 of the Wayne County records.

Described as follows:

Beginning at a stone monument found in the intersection of Secrest Road (Township Road 359) and Millborne Road (County Road 142) marking the southeast corner of Section 9.

Thence with the following **FOUR** courses:

- 1) **S 89° 32' 06" W 300.05 feet**, along the south line of the quarter section and in Secrest Road, to a point – witnessed by a 5/8 inch diameter steel reference pin found N 01° 06' 36" E 30.14 feet.
- 2) **N 01° 06' 36" E 535.29 feet** to a 5/8 inch diameter steel pin found.
- 3) **S 88° 53' 49" E 299.99 feet** to a point on the east line of the quarter section and in Millborne Road – witnessed by a 5/8 inch diameter steel reference pin found N 88° 53' 49" W 25.12 feet.
- 4) **S 01° 06' 56" W 527.08 feet**, along the east line of the quarter section and in Millborne Road, to the **Point of Beginning.**

This parcel contains 3.658 acres

Prior Instrument: official record volume 874, page 320.

Permanent Parcel #: part of 27-01119.002

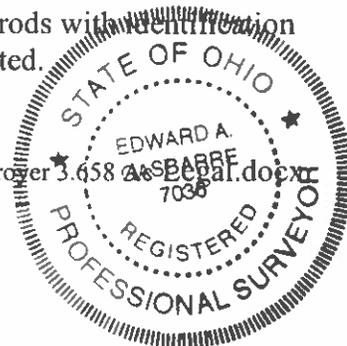
This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 2024, on behalf of R. W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume ~~XX~~, page 749. All bearings are related and common with record survey VV-871.

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 3/21/24

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
3.703 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southeast quarter of Section 9, T-16N, R-12W.**

Being part of the land described in a deed to **James D. and Sara Ann Troyer** recorded in official record volume 874, page 320 of the Wayne County records.

Described as follows:

Commencing at a stone monument found in the intersection of Secrest Road (Township Road 359) and Millborne Road (County Road 142) marking the southeast corner of Section 9.

Thence S 89° 32' 06" W 300.05 feet, along the south line of the quarter section and in Secrest Road, to the **Point of Beginning** for the parcel herein described – witnessed by a 5/8 inch diameter steel reference pin found N 01° 06' 36" E 30.14 feet.

Thence with the following SIX courses:

- 1) **S 89° 32' 06" W 170.01 feet**, along the south line of the quarter section and in Secrest Road, to the southeast corner of Roy B. and Linda Miller as described in official record volume 874, page 325 – witnessed by a capped reference pin found N 01° 07' 37" E 19.90 feet.
- 2) **N 01° 07' 37" E 682.36 feet**, along the east line of Miller, to a capped pin found at the southwest corner of John E. and Naomi D. Yoder as described in official record volume 873, page 1716.
- 3) **N 89° 30' 11" E 469.94 feet**, along the south line of Yoder, to a point on the east line of the quarter section and in Millborne Road – witnessed by a 1/2 inch diameter steel reference pin found S 89° 30' 11" W 19.46 feet.
- 4) **S 01° 06' 56" W 155.54 feet**, along the east line of the quarter section and in Millborne Road, to a point – witnessed by a 5/8 inch diameter steel reference pin found N 88° 53' 49" W 25.12 feet.
- 5) **N 88° 53' 49" W 299.99 feet** to 5/8 inch diameter steel pin found.
- 6) **S 01° 06' 36" W 535.29 feet** to the **Point of Beginning.**

This parcel contains 3.703 acres

Prior Instrument: official record volume 874, page 320.

Permanent Parcel #: part of 27-01119.002

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 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 749.

All bearings are related and common with record survey VV-871.

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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Troyer Closure Report 223167

Lot Closure Report - Lot : 3.658 Ac

file- H:\ADAT4\AJOB5\2K23\Job167\223167.msj\lc_3.658 Ac.txt
Monday, January 15, 2024, 10:24:41a.m.

Starting location (North, East) = (4098.464, 9634.449)

(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°32'06"W	300.050	No	4096.029	9334.409
2	Line	N01°06'36"E	535.290	No	4631.219	9344.778
3	Line	S88°53'49"E	299.990	No	4625.444	9644.713
4	Line	S01°06'56"W	527.080	No	4098.464	9634.451

Ending location (North, East) = (4098.464, 9634.451)

Total Distance : 1662.410
Total Traverse Stations : 5
Misclosure Direction : N72°40'12"W (from ending location to starting location)
Misclosure Distance : 0.002
Error of Closure : 1:709860.3
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 159336.400 sq. ft. (straight segment added to close traverse)

= 3.657860 Acres

Lot Closure Report - Lot : 3.703 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S89°32'06"W	170.010	No	4094.650	9164.404
2	Line	N01°07'37"E	682.360	No	4776.878	9177.825
3	Line	N89°30'11"E	469.940	No	4780.953	9647.747
4	Line	S01°06'56"W	155.540	No	4625.443	9644.719
5	Line	N88°53'49"W	299.990	No	4631.218	9344.785
6	Line	S01°06'36"W	535.290	No	4096.028	9334.415

Ending location (North, East) = (4096.028, 9334.415)

Total Distance : 2313.130
Total Traverse Stations : 7
Misclosure Direction : N81°47'37"W (from ending location to starting location)
Misclosure Distance : 0.006
Error of Closure : 1:374322.2
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 161311.228 sq. ft. (straight segment added to close traverse)

= 3.703196 Acres