

BOUNDARY DESCRIPTION

11.814 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northeast quarter of Section 10, T-14N, R-13W.**

Being all of the land described in deeds to **Joseph S. Hostetler, Mary J. Hostetler** and **Michael Hostetler** recorded in official record volume 958, page 2712, official record volume 832, page 233, official record volume ____, page ____ and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a 3/4 inch diameter steel pipe found in the intersection of Hoy Road (County Road 201) and Moreland Road (County Road 77) marking the northeast corner of Section 10.

Thence N 88° 14' 09" W 888.38 feet, along the north line of the quarter section and in Moreland Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found S 01° 43' 00" W 30.00 feet.

Thence with the following FIFTEEN courses:

- 1) **S 01° 43' 00" W 350.89 feet**, in part along Lot 17 of the Joseph Hostetler Plat as recorded in plat volume 32, page 125, to a 1/2 inch diameter steel pin found.
- 2) **S 01° 21' 09" E 257.70 feet**, along the west line of Lot 17, to a 5/8 inch diameter steel pin found at the southwest corner thereof.
- 3) **S 88° 18' 46" E 325.76 feet**, along the south line of Lot 17 and the extension thereof, to a capped pin set at the southeast corner of Lot 18.
- 4) **N 01° 45' 38" E 257.34 feet**, along the east line of Lot 18, to a 1/2 inch diameter steel pin found at the southwest corner of Lot 8 of the Hoy Allotment No.2 as recorded in plat volume 18, page 115.
- 5) **S 88° 18' 46" E 169.99 feet**, along the south line of Lot 8, to a capped pin set at the southeast corner thereof.
- 6) **S 01° 45' 41" W 66.74 feet**, along the west line of Lot 15 of the Hoy Allotment No.2 R/R as recorded in plat volume 22, page 16, to a capped pin set.
- 7) **S 88° 53' 57" E 71.45 feet**, along the south line of Lot 15, to a capped pin set at the northwest corner of Lot 6 of the Hoy Allotment No.2 as recorded in plat volume 18, page 115,
- 8) **S 01° 26' 36" E 219.91 feet**, along the west line of Lot 6, to a capped pin set at the southwest corner thereof.
- 9) **N 88° 54' 09" W 198.20 feet**, along the north line of Lot 19 of said Joseph Hostetler Plat, to a capped pin set at the northwest corner thereof.

- 10) **S 01° 26' 36" E 219.91 feet**, along the west line of Lot 19, to a capped pin found at the northeast corner of Naomi J. Hostetler as described in official record volume 958, page 2716.
- 11) **S 87° 40' 06" W 409.57 feet**, along the north line of Hostetler, to a capped pin set at the northwest corner thereof.
- 12) **S 01° 20' 35" E 91.33 feet**, along the west line of Hostetler, to a capped pin set at a northeast corner of Lindford D. and Amanda E. Miller as described in official record volume 940, page 3092.
- 13) **N 88° 14' 09" W 354.33 feet**, along a northerly line of Miller, to a capped pin set at the southeast corner of Joseph S. and Mary J. Hostetler as described in official record volume 950, page 737.
- 14) **N 01° 45' 51" E 978.00 feet**, along the east line of Hostetler, to a point on the north line of the quarter section and in Moreland Road – witnessed by a capped reference pin set S 01° 45' 51" W 30.00 feet.
- 15) **S 88° 14' 09" E 350.00 feet**, along the north line of the quarter section and in Moreland Road, to the **Point of Beginning**.

This parcel contains 11.814 acres and is subject to the access easement described in official record volume 958, page 2716.

Prior Instrument: official record volume 958, page 2712, official record volume 832, page 233, official record volume __, page __ and official record volume __, page __.

Permanent Parcel #: all of 30-01121.022

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 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 ~~793~~ **793**

All bearings are related and common with record survey WW-469.

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.

 3/11/24
Edward A. Gasbarre, P.S. 7036

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Hostetler Closure Report 224019

Lot Closure Report - Lot : 11.814 AC

file- H:\ADAT4\AJOB5\2K24\Job019\224019.ms\lc_11.814 AC.txt
 Thursday, February 29, 2024, 4:33:19p.m.

Starting location (North, East) = (381329.888, 2131919.460)

(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	S01°43'00"W	350.890	No	380979.156	2131908.949
2	Line	S01°21'09"E	257.700	No	380721.528	2131915.031
3	Line	S88°18'46"E	325.760	No	380711.936	2132240.650
4	Line	N01°45'38"E	257.340	No	380969.155	2132248.556
5	Line	S88°18'46"E	169.990	No	380964.149	2132418.472
6	Line	S01°45'41"W	66.740	No	380897.441	2132416.421
7	Line	S88°53'57"E	71.450	No	380896.068	2132487.858
8	Line	S01°26'36"E	219.910	No	380676.228	2132493.397
9	Line	N88°54'09"W	198.200	No	380680.024	2132295.233
10	Line	S01°26'36"E	219.910	No	380460.184	2132300.772
11	Line	S87°40'06"W	409.570	No	380443.521	2131891.542
12	Line	S01°20'35"E	91.330	No	380352.216	2131893.682
13	Line	N88°14'09"W	354.330	No	380363.125	2131539.520
14	Line	N01°45'51"E	978.000	No	381340.661	2131569.628
15	Line	S88°14'09"E	350.000	No	381329.886	2131919.463

Ending location (North, East) = (381329.886, 2131919.463)

Total Distance : 4321.120
 Total Traverse Stations : 16
 Misclosure Direction : N48°15'03"W (from ending location to starting location)
 Misclosure Distance : 0.003
 Error of Closure : 1:1314687.5
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 514633.898 sq. ft. (straight segment added to close
 traverse)

= 11.814369 Acres