



**LEGAL DESCRIPTION**  
**0.975 Acres**

Situated in the **Northwest Quarter of Section 9**, T-14 North, R-13 West, Congress Lands North of the Old Seven Ranges, **Township of Franklin**, County of Wayne, State of Ohio.

Being all of the lands described in a deed to Joseph S. Hostetler and Mary J. Hostetler as recorded in Official Record Volume 954, Page 5491 of the Wayne County Recorder's office in Wooster, Ohio and is described as follows:

**Commencing** at an iron railroad spike found at the intersection of Moreland Road (County Road 77) and Hass Road (Township Road 443), at the northeast corner of the northwest quarter of Section 9 as referenced in Plat Volume 29, Page 104;

Thence, North 89°11'07" West 328.53 feet, along the North line of said quarter section and in Moreland Road, to an iron harrows tooth found in the intersection Moreland Road and Millersburg Road (State Route 83), at the northwest corner of Philip A. Starr and Caren L. Starr as described in Official Record Volume 157, Page 261, and being the **Point of Beginning** of the lands herein described;

Thence, with the following FOUR boundary calls:

**South 21° 50' 14" West, 256.60 feet**, in Millersburg Road, along the northwesterly line of said Starr and the extension thereof, to the northeast corner of Erik L. Farver as described in Official Record Volume 684, Page 1589 – witnessed by a 1 inch diameter iron pipe found, North 68° 01' 36" West, 35.19 feet therefrom;

**North 68° 01' 36" West, 160.15 feet**, leaving said Millersburg Road, along the northeasterly line of said Farver, to a 1-1/4 inch diameter iron pipe found at an easterly corner of Ohio Power Company as described in Deed Volume 565, Page 511 – witnessed by a copper weld rod in concrete found North 00° 51' 02" East, 5.00 feet therefrom;

**North 00° 51' 02" East, 181.71 feet**, along an East line of said Ohio Power Company, to a 5/8 inch diameter iron pin found in said Moreland Road and North line of said quarter section – witnessed by a capped pin set, South 00° 51' 02" West, 32.48 feet therefrom;

**South 89° 11' 07" East, 241.29 feet**, in Moreland Road, along the North line of said quarter section, to the **Point of Beginning**;

**Containing 0.975 acres total**, more or less, and being subject to all legal highways, conditions, leases, restrictions, covenants, servitudes and easements of record.

The bearings herein are relative to grid North of the Ohio State Plane Coordinate System, 3401 Zone, NAD 83 Geodetic Datum and are to be used for angular determination only.

This description is based upon a field survey completed on August 16, 2024 by Redbird Land Surveying under the direct supervision of Kenneth J. Marhoffer as responsible in charge, Ohio Registered Surveyor


Number 8805 and exceeds the requirements set forth in O.A.C 4733-37 established by the State of Ohio. All capped pins set are 30 inches long, 5/8 inch diameter, iron rebar with a blue plastic identification cap marked, MARHOFFER REDBIRD S-8805. Distances herein are ground distances reported in U.S. Survey feet.

Survey: XX-842

Prior Instrument: Official Record Volume 954, Page 5491

Permanent Parcel #: 30-00435.000

See filed survey made in conjunction with and considered an integral part of this description.

 8-20-2024  
Prepared by: Kenneth J. Marhoffer, P.S. 8805



**24070-TOTAL**

## BOUNDARY CLOSURE

Course	Bearing	Distance	PT#	Northing	Easting	Description
			1160	380625.886	2121319.263	
1160-1161S	21°50'14" W	256.600	1161	380387.699	2121223.815	
1161-1162N	68°01'36" W	160.150	1162	380447.623	2121075.299	
1162-1163N	00°51'02" E	181.710	1163	380629.313	2121077.996	
1163-1164S	89°11'07" E	241.290	1164	380625.882	2121319.262	
Closure error distance> 0.0045 Error Bearing> S 14°56'27" W						
Closure Precision> 1 in 187561.5 Total Distance Traversed> 839.750						

**0.975 ACRES****24070-TRACT 2 OF DEED**

## BOUNDARY CLOSURE

Course	Bearing	Distance	PT#	Northing	Easting	Description
			1165	380624.883	2121476.857	
1165-1166S	18°03'36" W	190.270	1166	380443.987	2121417.871	
1166-1167N	00°51'02" E	181.710	1167	380625.677	2121420.569	
1167-1168S	89°11'07" E	56.290	1168	380624.877	2121476.853	
Closure error distance> 0.0077 Error Bearing> S 35°17'07" W						
Closure Precision> 1 in 55777.4 Total Distance Traversed> 428.270						

**0.117 ACRES****24070-TRACT 1 OF DEED**

## BOUNDARY CLOSURE

Course	Bearing	Distance	PT#	Northing	Easting	Description
			1169	380614.735	2121750.814	
1169-1170S	21°50'14" W	256.600	1170	380376.548	2121655.366	
1170-1171N	68°01'36" W	160.150	1171	380436.472	2121506.850	
1171-1172N	18°03'36" E	190.270	1172	380617.368	2121565.836	
1172-1173S	89°11'07" E	185.000	1173	380614.737	2121750.817	
Closure error distance> 0.0038 Error Bearing> N 59°22'54" E						
Closure Precision> 1 in 207742.1 Total Distance Traversed> 792.020						

**0.858 ACRES**