

BOUNDARY DESCRIPTION
20.738 Acres

Situated in the State of Ohio, County of Wayne, **Township of Congress** in the **southeast quarter of Section 13, T-23N, R-15W.**

Being part of the land described in a deed to **Noah H. and Mary A. Hostetler** recorded in official record volume 539, page 495 of the Wayne County records.

Described as follows:

Beginning at a 3/4 inch diameter crimped steel pipe found marking the northwest corner of the southeast quarter of Section 13 – witnessed by a capped reference pin set N 89° 33' 19" E 53.07 feet.

Thence with the following **FOUR** courses:

- 1) **N 89° 33' 19" E 1315.80 feet**, along the north line of the quarter section, to a 3/4 inch diameter crimped steel pipe found at the northwest corner of Aaron L. and Kara D. Phillips as described in official record volume 864, page 530.
- 2) **S 00° 54' 55" E 685.02 feet**, along the west line of Phillips and the extension thereof, to capped pin set.
- 3) **S 89° 33' 19" W 1321.72 feet** to a point on the west line of the quarter section and in Flemming Road – witnessed by a capped reference pin set N 89° 33' 19" E 22.55 feet.
- 4) **N 00° 25' 11" W 685.00 feet**, along the west line of the quarter section and in Flemming Road, to the **Point of Beginning.**

This parcel contains 20.738 acres; a portion of which lies within a known floodplain.

Prior Instrument: official record volume 539, page 495.

Permanent Parcel #: part of 22-00305.000

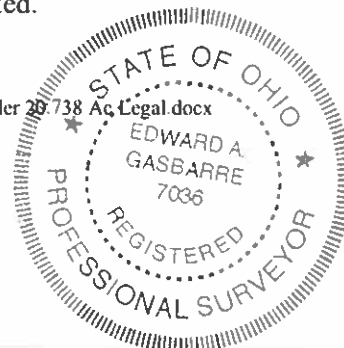
This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in November 2024, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume XX, page 913.

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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.

 11/22/24

Edward A. Gasbarre, P.S. 7036 H:\ADAT4\AJOB5\2K24\Job085\Hostetler 20.738 Ac Legal.docx



BOUNDARY DESCRIPTION
26.745 Acres

Situated in the State of Ohio, County of Wayne, **Township of Congress** in the **southeast quarter of Section 13, T-23N, R-15W.**

Being part of the land described in a deed to **Noah H. and Mary A. Hostetler** recorded in official record volume 539, page 495 of the Wayne County records.

Described as follows:

Commencing at a 3/4 inch diameter crimped steel pipe found marking the northwest corner of the southeast quarter of Section 13 – witnessed by a capped reference pin set N 89° 33' 19" E 53.07 feet.

Thence S 00° 25' 11" E 685.00 feet, along the west line of the quarter section and in Flemming Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 89° 33' 19" E 22.55 feet.

Thence with the following SIX courses:

- 1) **N 89° 33' 19" E 1321.72 feet** to a capped pin set on the west line of Outlot 61 of the Route 71 Realty Company Subdivision No. 1 recorded in plat volume 9, page 298.
- 2) **S 00° 54' 55" E 444.19 feet**, along the west line of Outlot 61, to fence post found at the southwest corner thereof – witnessed by a capped reference pin found S 86° 08' 22" E 5.00 feet.
- 3) **S 86° 08' 22" E 650.32 feet**, along the south line of Outlot 61, to a 3/4 inch diameter crimped steel pipe found at the northwest corner of Nathan D. and Erica S. Whitney as described in official record volume 889, page 5690.
- 4) **S 00° 47' 24" E 324.52 feet**, along the west line of Whitney, to a 3/4 inch diameter crimped steel pipe found at the southwest corner thereof.
- 5) **N 86° 12' 52" W 1981.49 feet** to a point on the west line of the quarter section and in Flemming Road – witnessed by capped reference pins set S 86° 12' 52" E, 22.14 feet and 495.19 feet.
- 6) **N 00° 25' 11" W 671.35 feet**, along the west line of the quarter section and in Flemming Road, to the **Point of Beginning.**

This parcel contains 26.745 acres: most of which lies within in a known floodplain.

Prior Instrument: official record volume 539, page 495.

Permanent Parcel #: part of 22-00305.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in November 2024, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume XX, page 913.

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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 11/22/24

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

56.693 Acres

Situated in the State of Ohio, County of Wayne, **Township of Congress** in the **southeast quarter of Section 13, T-23N, R-15W.**

Being part of the land described in a deed to **Noah H. and Mary A. Hostetler** recorded in official record volume 539, page 495 of the Wayne County records.

Described as follows:

Beginning at the southwest corner of the southeast quarter of Section 13 – said corner witnessed by a capped reference pin marked “Rudolph” found S 89° 10’ 02” W 97.30 feet and a capped reference pin set N 00° 25’ 11” W 113.42 feet.

Thence with the following FIVE courses:

- 1) **N 00° 25’ 11” W 1331.57 feet**, along the west line of the quarter section, to a point in Flemming Road (Township Road 247) – witnessed by a capped reference pins set S 86° 12’ 52” E, 22.14 feet and 495.19 feet.
- 2) **S 86° 12’ 52” E 1981.49 feet** to a 3/4 inch diameter crimped steel pipe found at the northwest corner of Donald A. and Melvina M. Harshbarger as described in official record volume 497, page 1590.
- 3) **S 00° 47’ 24” E 324.71 feet**, along the west line of Harshbarger, to a point in a stream at the southwest corner thereof – witnessed by a capped reference pin set N 81° 02’ 10” W 30.35 feet and a capped reference pin marked “Rudolph” found S 82° 45’ 22” E 19.57 feet.
- 4) **S 00° 44’ 33” E 838.89 feet**, along the west line of Ronald Paul and Debra Kay Hines and the extension thereof, to a capped pin found on the south line of the quarter section – witnessed by a capped reference pin found N 88° 55’ 30” E 11.22 feet.
- 5) **S 88° 55’ 30” W 1983.11 feet**, along the south line of the quarter section, to the **Point of Beginning.**

This parcel contains 56.693 acres; a large portion of which lies within a known floodplain.

Prior Instrument: official record volume 539, page 495.

Permanent Parcel #: all of 22-00305.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in November 2024, on behalf of R.W. Gasbarre & Associates, Inc.

A copy of which is on file at the Wayne County map office. See survey volume XX, page 913.

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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.

 11/22/24

Edward A. Gasbarre, P.S. 7036

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Hostetler Closure Report 224085

Lot Closure Report - Lot : 20.738 Ac

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Thursday, November 14, 2024, 2:49:43p.m.

Starting location (North, East) = (468225.407, 2078572.143)

(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
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1	Line	N89°33'19"E	1315.800	No	468235.620	2079887.904
2	Line	S00°54'55"E	685.020	No	467550.687	2079898.846
3	Line	S89°33'19"W	1321.720	No	467540.429	2078577.166
4	Line	N00°25'11"W	685.000	No	468225.410	2078572.148

Ending location (North, East) = (468225.410, 2078572.148)

Total Distance : 4007.540
Total Traverse Stations : 5
Misclosure Direction : S56°47'21"W (from ending location to starting location)
Misclosure Distance : 0.006
Error of Closure : 1:714244.6
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 903344.894 sq. ft. (straight segment added to close
traverse)

= 20.737945 Acres

Lot Closure Report - Lot : 26.745 Ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
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1	Line	N89°33'19"E	1321.720	No	467550.687	2079898.846
2	Line	S00°54'55"E	444.190	No	467106.554	2079905.942
3	Line	S86°08'22"E	650.320	No	467062.769	2080554.786
4	Line	S00°47'24"E	324.520	No	466738.280	2080559.260
5	Line	N86°12'52"W	1981.490	No	466869.103	2078582.094
6	Line	N00°25'11"W	671.350	No	467540.435	2078577.176

Ending location (North, East) = (467540.435, 2078577.176)

Total Distance : 5393.590
Total Traverse Stations : 7
Misclosure Direction : S58°15'12"W (from ending location to starting location)
Misclosure Distance : 0.011
Error of Closure : 1:471516.0
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 1164994.828 sq. ft. (straight segment added to close
traverse)

= 26.744601 Acres

Lot Closure Report - Lot : 56.693 Ac

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Thursday, November 14, 2024, 3:03:11p.m.

Starting location (North, East) = (466869.103, 2078582.094)

(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	S86°12'52"E	1981.490	No	466738.280	2080559.260
2	Line	S00°47'24"E	324.710	No	466413.601	2080563.737
3	Line	S00°44'33"E	838.890	No	465574.781	2080574.608
4	Line	S88°55'30"W	1983.110	No	465537.576	2078591.847
5	Line	N00°25'11"W	1331.560	No	466869.100	2078582.093

Ending location (North, East) = (466869.100, 2078582.093)

Total Distance : 6459.760
Total Traverse Stations : 6
Misclosure Direction : N14°36'09"E (from ending location to starting location)
Misclosure Distance : 0.003
Error of Closure : 1:2452060.3
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 2469556.006 sq. ft. (straight segment added to close
traverse)

= 56.693205 Acres