

BOUNDARY DESCRIPTION
3.819 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest of quarter of Section 32, T-16N, R-12W.**

Being part of 4.319 acre parcel described in a deed to **Eli D. Miller, Trustee of the Eli D. Miller and Jemima D. Miller Rev. Trust Dated 6/27/2023** recorded in official record volume 970, page 3819 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Cutter Road (Township Road 205) marking the southwest corner of the northwest quarter of Section 32 - witnessed by a 3/4 inch diameter crimped steel reference pipe found S 88° 53' 55" E 30.13 feet.

Thence N 00° 43' 56" E 658.47 feet, along the west line of the quarter section and in Cutter Road, to a one inch diameter steel pipe found at the southwest corner of Melvin E. and Emma D. Hostetler as described in official record volume 478, page 2516.

Thence N 12° 21' 53" E 128.85 feet, along the west line of Hostetler and in Cutter Road, to a railroad spike found.

Thence N 11° 19' 03" E 358.95 feet, in Cutter Road, along the west line of Hostetler and the extension thereof, to the southwest corner of said 4.319 acre parcel, the **Point of Beginning** for the parcel herein described - witnessed by a capped reference pin set S 88° 53' 48" E 30.48 feet.

Thence with the following SEVEN courses:

- 1) **N 11° 19' 03" E 96.95 feet**, along the west line of the 4.319 acre parcel and in Cutter Road, to a point - witnessed by a capped reference pin found N 88° 58' 30" W 30.49 feet.
- 2) **N 12° 19' 03" E 188.81 feet**, in Cutter Road and along the west line of the 4.319 acre parcel, to the northwest corner thereof - witnessed by a capped reference pin set S 88° 53' 48" E 29.24 feet.
- 3) **S 88° 53' 48" E 642.89 feet**, along the north line of the 4.319 acre parcel, to a capped pin found on the west line of Leroy M. Hostetler and Melvin E. Hostetler as described in official record volume 961, page 5352.
- 4) **S 01° 06' 12" W 134.45 feet**, along the west line of Hostetler, to a capped pin set.
- 5) **N 88° 53' 48" W 149.00 feet** to a capped pin set.

- 6) S 01° 06' 12" W 146.17 feet to a capped pin set on the south line of said 4.319 acre parcel.
- 7) N 88° 53' 48" W 547.79 feet, along the south line of the 4.319 acre parcel, to the **Point of Beginning**.

This parcel contains 3.819 acres.

Prior Instrument: official record volume 970, page 3819.

Permanent Parcel #: all of 27-00179.011

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May 2025, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume yy, page 37.

All bearings are related and common with record survey XX-921.

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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BOUNDARY DESCRIPTION
0.500 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest of quarter of Section 32, T-16N, R-12W.**

Being part of 4.319 acre parcel described in a deed to **Eli D. Miller, Trustee of the Eli D. Miller and Jemima D. Miller Rev. Trust Dated 6/27/2023** recorded in official record volume 970, page 3819 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Cutter Road (Township Road 205) marking the southwest corner of the northwest quarter of Section 32 - witnessed by a 3/4 inch diameter crimped steel reference pipe found S 88° 53' 55" E 30.13 feet.

Thence N 00° 43' 56" E 658.47 feet, along the west line of the quarter section and in Cutter Road, to a one inch diameter steel pipe found at the southwest corner of Melvin E. and Emma D. Hostetler as described in official record volume 478, page 2516.

Thence N 12° 21' 53" E 128.85 feet, along the west line of Hostetler and in Cutter Road, to a railroad spike found.

Thence N 11° 19' 03" E 358.95 feet, in Cutter Road, along the west line of Hostetler and the extension thereof, to the southwest corner of said 4.319 acre parcel - witnessed by a capped reference pin set S 88° 53' 48" E 30.48 feet.

Thence S 88° 53' 48" E 547.79 feet, along the south line the 4.319 acre parcel, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following **FOUR** courses:

- 1) **N 01° 06' 12" E 146.17 feet** to a capped pin set.
- 2) **S 88° 53' 48" E 149.00 feet** to a capped pin set on the west line of Leroy M. Hostetler and Melvin E. Hostetler as described in official record volume 961, page 5352.
- 3) **S 01° 06' 12" W 146.17 feet**, along the west line of Hostetler, to a 5/8 inch diameter steel pin found.
- 4) **N 88° 53' 48" W 149.00 feet**, along the south line of said 4.319 acre parcel, to the **Point of Beginning**.

This parcel contains 0.500 acres and has no frontage on any public way.

Prior Instrument: official record volume 970, page 3819.

Permanent Parcel #: part of 27-00179.011

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May 2025, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume yy, page 37.

All bearings are related and common with record survey XX-921.

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 5/6/25
Edward A. Gasbarre, P.S. 7036

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Hostetler Closure Report

Lot Closure Report - Lot : 3.819 Ac

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Thursday, March 20, 2025, 3:28:20p.m.

Starting location (North, East) = (3225.715, 8032.068)

(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	S88°53'48"E	642.890	No	3213.336	8674.839
2	Line	S01°06'12"W	134.450	No	3078.911	8672.250
3	Line	N88°53'48"W	149.000	No	3081.780	8523.277
4	Line	S01°06'12"W	146.170	No	2935.637	8520.463
5	Line	N88°53'48"W	547.790	No	2946.185	7972.774
6	Line	N11°19'03"E	96.950	No	3041.250	7991.800
7	Line	N12°19'03"E	188.810	No	3225.714	8032.079

Ending location (North, East) = (3225.714, 8032.079)

Total Distance : 1906.060
Total Traverse Stations : 8
Misclosure Direction : N81°39'42"W (from ending location to starting location)
Misclosure Distance : 0.011
Error of Closure : 1:169747.1
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 166349.304 sq. ft. (straight segment added to close traverse)

= 3.818855 Acres

Lot Closure Report - Lot : 5.063 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N01°06'12"E	146.170	No	3081.780	8523.277
2	Line	S88°53'48"E	149.000	No	3078.911	8672.250
3	Line	S01°06'12"W	146.170	No	2932.768	8669.435
4	Line	S00°31'25"W	296.550	No	2636.231	8666.725
5	Line	N89°29'02"W	320.530	No	2639.118	8346.208
6	Line	N00°30'58"E	30.000	No	2669.117	8346.478
7	Line	N89°29'02"W	326.610	No	2672.059	8019.882
8	Line	S11°19'03"W	30.540	No	2642.112	8013.889
9	Line	N89°29'02"W	71.260	No	2642.754	7942.632
10	Line	N11°19'03"E	308.850	No	2945.600	8003.235
11	Line	S88°53'48"E	517.320	No	2935.639	8520.459

Ending location (North, East) = (2935.639, 8520.459)

Total Distance : 2343.000
Total Traverse Stations : 12
Misclosure Direction : S68°52'23"E (from ending location to starting location)
Misclosure Distance : 0.004
Error of Closure : 1:589546.3
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 220531.784 sq. ft. (straight segment added to close traverse)

= 5.062713 Acres

Lot Closure Report - Lot : 0.500 Ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
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1	Line	N01°06'12"E	146.170	No	3081.780	8523.277
2	Line	S88°53'48"E	149.000	No	3078.911	8672.250
3	Line	S01°06'12"W	146.170	No	2932.768	8669.435
4	Line	N88°53'48"W	149.000	No	2935.637	8520.463

Ending location (North, East) = (2935.637, 8520.463)

Total Distance : 590.340
 Total Traverse Stations : 5
 Misclosure Distance : < 0.001000
 Error of Closure : 1:INFINITY
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 21779.330 sq. ft.

= 0.499985 Acres