

BOUNDARY DESCRIPTION

3.847 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southeast quarter of Section 34, T-15N, R-13W.**

Being part of the land described in a deed to **Gregory L. Sautter and Dianne L. Sautter, Trustees of the Gregory L. Sautter and Dianne L. Sautter Trust dated March 26, 2019** recorded in official record volume 894, page 2970 of the Wayne County records.

Described as follows:

Commencing at a stone monument found marking the northeast corner of the southeast quarter of Section 34.

Thence N 87° 06' 45" W 1346.10 feet, along the north line of the quarter section, to a 5/8 inch diameter steel pin found at the northeast corner of Gregory L. and Jennifer A. Beckler Trustees as described in official record volume 934, page 1923.

Thence S 03° 10' 28" W 543.77 feet, along the east line of Beckler and the extension thereof, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following TEN courses:

- 1) S 88° 22' 37" E 168.20 feet to a capped pin set.
- 2) S 35° 40' 49" E 41.99 feet to a capped pin set.
- 3) S 40° 13' 45" E 75.54 feet to a capped pin set.
- 4) S 02° 09' 56" E 66.22 feet to a capped pin set.
- 5) S 02° 40' 20" E 173.68 feet to a capped pin set.
- 6) S 29° 07' 34" E 54.57 feet to a capped pin set.
- 7) S 14° 02' 39" E 170.57 feet to a capped pin set.
- 8) S 31° 30' 40" E 54.08 feet to a capped pin set at a northerly corner of Deanna J. and Jennifer Skelton as described in official record volume 886, page 248.

- 9) **S 88° 23' 00" W 382.00 feet**, along a northerly line of Skelton and the extension thereof, to a 3/4 inch diameter steel pin found on the east line of Floyd Leon Schanbacher as described in official record volume 507, page 679 and official record volume 702, page 2690.
- 10) **N 03° 10' 28" E 607.16 feet**, along the east line of Schanbacher, to the **Point of Beginning**.

This parcel contains 3.847 acres and has no frontage on any public way.

Prior Instrument: official record volume 894, page 2970.

Permanent Parcel #: part of 30-00974.007

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 2026 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 339.

All bearings are related and common with record survey FF-142.

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 3/06/26
Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

5.876 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southeast quarter of Section 34, T-15N, R-13W.**

Being all of the land described in deeds to **Melvin J. and Laura A. Hostetler** recorded in official record volume 780, page 1208 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a stone monument found marking the northeast corner of the southeast quarter of Section 34.

Thence N 87° 06' 45" W 1346.10 feet, along the north line of the quarter section, to a 5/8 inch diameter steel pin found at the northeast corner of Gregory L. and Jennifer A. Beckler Trustees as described in official record volume 934, page 1923.

Thence S 03° 10' 28" W 543.77 feet, along the east line of Beckler and the extension thereof, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following TWELVE courses:

- 1) S 88° 22' 37" E 168.20 feet to a capped pin set.
- 2) S 35° 40' 49" E 41.99 feet to a capped pin set.
- 3) S 40° 13' 45" E 75.54 feet to a capped pin set.
- 4) S 02° 09' 56" E 66.22 feet to a capped pin set.
- 5) S 02° 40' 20" E 173.68 feet to a capped pin set.
- 6) S 29° 07' 34" E 54.57 feet to a capped pin set.
- 7) S 14° 02' 39" E 170.57 feet to a capped pin set.
- 8) S 31° 30' 40" E 54.08 feet to a capped pin set at a northeast corner of Deanna J. and Jennifer Skelton as described in official record volume 886, page 248.

- 9) **S 88° 23' 00" W 138.00 feet**, along the north line of Skelton, to a 5/8 inch diameter steel pin found at the northwest corner thereof.
- 10) **S 02° 03' 03" W 358.00 feet**, along the west line of Skelton, to a point in Messner Road (County Road 49) at the southwest corner thereof - witnessed by a capped reference pin set N 02° 03' 03" E 30.10 feet.
- 11) **S 88° 30' 00" W 251.00 feet**, in Messner Road and along the north line of Dennis W. Malta and Brittany T. Malta as described in official record volume 937, page 3570, to the southeast corner of said Schanbacher - witnessed by a 3/4 inch diameter steel reference pin found N 03° 10' 28" E 30.10 feet
- 12) **N 03° 10' 28" E 965.17 feet**, along the east line of Schanbacher, to the **Point of Beginning**.

This parcel contains 5.876 acres.

Prior Instrument: official record volume 780, page 1208 and official record volume _____, page _____.

Permanent Parcel #: part of 30-00865.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 2026 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 339.

All bearings are related and common with record survey FF-142.

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 3/06/26

Edward A. Gasbarre, P.S. 7036

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Sautter Closure Report 226013

Lot Closure Report - Lot : 5.876 Ac

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Wednesday, March 4, 2026, 4:49:49p.m.

Starting location (North, East) = (3650.688, 8010.014)

(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	N3°10'28"E	965.170	No	4614.377	8063.461
2	Line	S88°22'37"E	168.200	No	4609.613	8231.594
3	Line	S35°40'49"E	41.990	No	4575.505	8256.085
4	Line	S40°13'45"E	75.540	No	4517.833	8304.872
5	Line	S2°09'56"E	66.220	No	4451.660	8307.375
6	Line	S2°40'20"E	173.680	No	4278.169	8315.472
7	Line	S29°07'34"E	54.570	No	4230.499	8342.033
8	Line	S14°02'39"E	170.570	No	4065.028	8383.425
9	Line	S31°30'40"E	54.080	No	4018.922	8411.691
10	Line	S88°23'00"W	138.000	No	4015.029	8273.746
11	Line	S2°03'03"W	358.000	No	3657.258	8260.934
12	Line	S88°30'00"W	251.000	No	3650.688	8010.020

Ending location (North, East) = (3650.688, 8010.020)

Total Distance : 2517.020
 Total Traverse Stations : 13
 Misclosure Direction : S89°10'56"W (from ending location to starting location)
 Misclosure Distance : 0.006
 Error of Closure : 1:398046.6
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 255971.237 sq. ft. (straight segment added to close traverse)

= 5.876291 Acres

Lot Closure Report - Lot : 3.847 Ac

Leg	Segment	Bearing	Length	Front	End Northing	End Easting
1	Line	S88°22'37"E	168.200	No	4609.613	8231.594
2	Line	S35°40'49"E	41.990	No	4575.505	8256.085
3	Line	S40°13'45"E	75.540	No	4517.833	8304.872
4	Line	S2°09'56"E	66.220	No	4451.660	8307.375
5	Line	S2°40'20"E	173.680	No	4278.169	8315.472
6	Line	S29°07'34"E	54.570	No	4230.499	8342.033
7	Line	S14°02'39"E	170.570	No	4065.028	8383.425
8	Line	S31°30'40"E	54.080	No	4018.922	8411.691
9	Line	S88°23'00"W	382.000	No	4008.145	8029.843
10	Line	N3°10'28"E	607.160	No	4614.373	8063.465

Ending location (North, East) = (4614.373, 8063.465)

Total Distance : 1794.010
 Total Traverse Stations : 11
 Misclosure Direction : N48°01'06"W (from ending location to starting location)
 Misclosure Distance : 0.005
 Error of Closure : 1:364739.3
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 167600.146 sq. ft. (straight segment added to close traverse)

= 3.847570 Acres