

BOUNDARY DESCRIPTION

0.637 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southeast quarter of Section 17, T-15N, R-12W.**

Being part of the land described in a deed to **Myron W. and Karen J. Troyer** recorded in official record volume 984, page 3619 of the Wayne County records.

Described as follows:

Commencing at a steel harrow tooth found in the intersection of Apple Creek Road (Township Road 44) and Frease Road (Township Road 340) marking the southeast corner of Section 17.

Thence N 86° 02' 34" W 1209.25 feet, along the south line of the quarter section, to a stone monument found.

Thence N 85° 57' 05" W 300.00 feet, along the south line of the quarter section, to a capped pin found on an easterly line of Ivan L. and Erma Miller as described in official record volume 970, page 5522.

Thence N 03° 41' 11" E 1092.40 feet, along an easterly line of Miller, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FIVE courses:

- 1) **N 03° 41' 11" E 109.73 feet**, along an easterly line of Miller, to capped pin found on the south line of Lamar J. and Barbara Ann Hochstetler as described in official record volume 405, page 2343.
- 2) **S 86° 35' 32" E 178.97 feet**, along the south line of Hochstetler, to an axle found at the southeast corner thereof.
- 3) **S 59° 41' 46" E 113.74 feet** to a capped pin found at a northerly corner of Samuel V. and Rosanna J. Hershberger as described in official record volume 919, page 3212.
- 4) **S 17° 10' 03" W 60.00 feet**, along a westerly line of Hershberger, to a capped pin found.
- 5) **N 86° 35' 32" W 266.67 feet**, along a northerly line of Hershberger, to the **Point of Beginning**.

This parcel contains 0.637 acres and has no frontage on any public way.

Prior Instrument: official record volume 984, page 3619.

Permanent Parcel #: part of 45-00642.002

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July 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 352

All bearings are related and common with record survey WW-827.

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 7/07/26
Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

4.812 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southeast quarter of Section 17, T-15N, R-12W.**

Being all of the land described in deeds to **Samuel V. and Rosanna J. Hershberger** recorded in official record volume 919, page 3212 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a steel harrow tooth found in the intersection of Apple Creek Road (Township Road 44) and Frease Road (Township Road 340) marking the southeast corner of Section 17.

Thence N 86° 02' 34" W 1209.25 feet, along the south line of the quarter section, to a stone monument found.

Thence N 85° 57' 05" W 300.00 feet, along the south line of the quarter section, to a capped pin found on an easterly line of Ivan L. and Erma Miller as described in official record volume 970, page 5522.

Thence N 03° 41' 11" E 736.00 feet, along an easterly line of Miller, to a capped pin found at the **Point of Beginning** for the parcel herein described.

Thence with the following SEVEN courses:

- 1) **N 03° 41' 11" E 466.13 feet**, along an easterly line of Miller, to a capped pin found on the south line of Lamar J. Hochstetler and Barbara Ann Hochstetler as described in official record volume 405, page 2343.
- 2) **S 86° 35' 32" E 178.97 feet**, along the south line of Hochstetler, to an axle found at the southeast corner thereof.
- 3) **S 59° 41' 46" E 113.74 feet** to a capped pin found at a northerly corner of Samuel V. and Rosanna J. Hershberger as described in official record volume 919, page 3212.
- 4) **S 79° 04' 42" E 19.50 feet**, along a northerly line of Hershberger, to a capped pin found.
- 5) **S 79° 55' 45" E 185.46 feet**, along a northerly line of Hershberger, to a capped pin found at the northwest corner of a 10.242 acre parcel described in a deed to Roy J. and Laura L. Schlabach recorded in official record volume 979, page 808.

- 6) **S 04° 00' 00" W 390.06 feet**, along the west line of the 10.242 acre parcel, to a capped pin found.
- 7) **N 86° 39' 32" W 482.18 feet**, along the north line of a 15.812 acre parcel described in a deed to said Schlabach recorded in official record volume 844, page 1095, to the **Point of Beginning**.

This parcel contains 4.812 acres and has no frontage on any public way.

This parcel is benefited by the access easement described in official record volume 478, page 1484.

Prior Instrument: official record volume 919, page 3212 and official record volume _____, page _____.

Permanent Parcel #: part of 45-00407.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July 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 352.

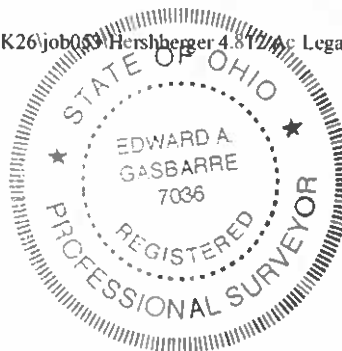
All bearings are related and common with record survey WW-827.

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 7/07/26

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

2.726 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southeast quarter of Section 17, T-15N, R-12W.**

Being part of the land described in a deed to **Myron W. and Karen J. Troyer** recorded in official record volume 984, page 3619 of the Wayne County records.

Described as follows:

Commencing at a steel harrow tooth found in the intersection of Apple Creek Road (Township Road 44) and Frease Road (Township Road 340) marking the southeast corner of Section 17.

Thence N 86° 02' 34" W 1209.25 feet, along the south line of the quarter section, to a stone monument found.

Thence N 85° 57' 05" W 300.00 feet, along the south line of the quarter section, to a capped pin found on an easterly line of Ivan L. and Erma Miller as described in official record volume 970, page 5522.

Thence N 03° 41' 11" E 1202.13 feet, along an easterly line of Miller, to a capped pin found at the northeast corner thereof on the south line of Lamar J. and Barbara Ann Hochstetler as described in official record volume 405, page 2343.

Thence S 86° 35' 32" E 178.97 feet, along the south line of Hochstetler, to an axle found at the southeast corner thereof, the **Point of Beginning** for the parcel herein described.

Thence with the following TEN courses:

- 1) **N 04° 12' 16" E 320.12 feet**, along the east line of Hochstetler, to a 3/4 inch diameter steel pipe found at the southeast corner of Lavern M. Hochstetler and Diane S. Hochstetler as described in official record volume 986, page 1561.
- 2) **N 04° 07' 07" E 506.27 feet**, along the east line of the Hochstetler, to a point in Harrison Road (County Road 2) on the south line of Shawn M. and Wendy C. McKelvey as described in official record volume 708, page 2428 – witnessed by a capped reference pin found S 04° 07' 07" W 35.64 feet.
- 3) **N 80° 31' 51" E 30.86 feet**, along the south line of McKelvey, the extension thereof and in Harrison Road, to a point - witnessed by a capped reference pin set S 04° 07' 07" W 28.33 feet.

- 4) **S 04° 07' 07" W 241.58 feet**, along the west line of Joe D. and Lydia Ann Yoder as described in official record volume 984, page 3623, to a capped pin set.
- 5) **S 86° 43' 22" E 244.35 feet**, along the south line of Yoder, to a capped pin set on the west line of a 2.591 acre parcel described in a deed to said Troyer recorded in official record volume 977, page 3350.
- 6) **S 00° 02' 15" E 212.20 feet**, along the west line of the 2.591 acre parcel, to a 3/4 inch diameter steel pipe found on a northerly line of Atlee S. Jr. and Miriam N. Hershberger as described in official record volume 539, page 1286.
- 7) **S 81° 41' 03" W 176.66 feet**, along a northerly line of Hershberger, to a capped pin found.
- 8) **S 03° 34' 40" W 398.47 feet**, along a westerly line of Hershberger, to a capped pin at a northerly corner of Samuel V. and Rosanna J. Hershberger as described in official record volume 919, page 3212.
- 9) **N 79° 04' 42" W 19.50 feet**, along a northerly line of Hershberger, to a capped pin found.
- 10) **N 59° 41' 46" W 113.74 feet** to the **Point of Beginning**.

This parcel contains 2.726 acres.

Prior Instrument: official record volume 984, page 3619.

Permanent Parcel #: part of 45-00642.002

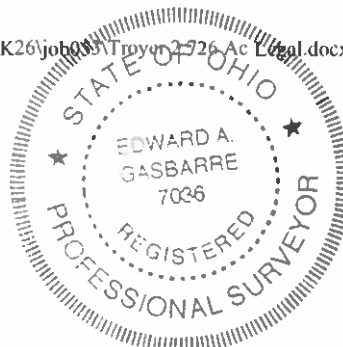
This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July 2026, on behalf of R. W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume yy, page 352

All bearings are related and common with record survey WW-827.

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 7/6/26
Edward A. Gasbarre, P.S. 7036

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Hershberger Closure Report 226053

Lot Closure Report - Lot : 4.812 Ac

file- H:\ADAT4\AJOB5\2K26\job053\226053.ms\lc_4.812 Ac.txt
Monday, June 22, 2026, 11:38:11a.m.

Starting location (North, East) = (10560.854, 51715.518)

(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	N03°41'11"E	466.130	No	11026.019	51745.488
2	Line	S86°35'32"E	178.970	No	11015.381	51924.142
3	Line	S59°41'46"E	113.740	No	10957.989	52022.341
4	Line	S79°04'42"E	19.500	No	10954.295	52041.487
5	Line	S79°55'45"E	185.460	No	10921.864	52224.090
6	Line	S04°00'00"W	390.060	No	10532.754	52196.881
7	Line	N86°39'32"W	482.180	No	10560.856	51715.520

Ending location (North, East) = (10560.856, 51715.520)

Total Distance : 1836.040
Total Traverse Stations : 8
Misclosure Direction : S40°05'52"W (from ending location to starting location)
Misclosure Distance : 0.003
Error of Closure : 1:635894.8
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 209623.950 sq. ft. (straight segment added to close traverse)

= 4.812304 Acres

Lot Closure Report - Lot : 0.637 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N03°41'11"E	109.730	No	10962.136	51741.370
2	Line	S86°35'32"E	178.970	No	10951.498	51920.024
3	Line	S59°41'46"E	113.740	No	10894.106	52018.222
4	Line	S17°10'03"W	60.000	No	10836.780	52000.512
5	Line	N86°35'32"W	266.670	No	10852.631	51734.314

Ending location (North, East) = (10852.631, 51734.314)

Total Distance : 729.110
Total Traverse Stations : 6
Misclosure Direction : N24°03'04"E (from ending location to starting location)
Misclosure Distance : 0.003
Error of Closure : 1:279649.6
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 27773.152 sq. ft. (straight segment added to close traverse)
= 0.637584 Acres

Lot Closure Report - Lot : 2.726 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N80°31'51"E	30.860	No	11780.796	52010.294
2	Line	S04°07'07"W	241.580	No	11539.840	51992.943
3	Line	S86°43'22"E	244.350	No	11525.871	52236.894
4	Line	S00°02'15"E	212.200	No	11313.671	52237.033
5	Line	S81°41'03"W	176.660	No	11288.121	52062.230
6	Line	S03°34'40"W	398.470	No	10890.427	52037.364
7	Line	N79°04'42"W	19.500	No	10894.122	52018.217
8	Line	N59°41'46"W	113.730	No	10951.509	51920.027
9	Line	N04°12'16"E	320.120	No	11270.767	51943.497
10	Line	N04°07'07"E	506.270	No	11775.730	51979.858

Ending location (North, East) = (11775.730, 51979.858)

Total Distance : 2263.740
 Total Traverse Stations : 11
 Misclosure Direction : S18°44'56"W (from ending location to starting location)
 Misclosure Distance : 0.011
 Error of Closure : 1:200128.0
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 118736.955 sq. ft. (straight segment added to close traverse)

= 2.725825 Acres