

BOUNDARY DESCRIPTION

16.172 Acres

Situated in the State of Ohio, County of Wayne, Township of Congress in the northeast quarter of Section 17, T-21N, R-14W.

Being part of the land described in a deed to **Henry N. and Esther J. Hostetler and Mose J. and Lovina N. Keim** recorded in official record volume 947, page 1302 of the Wayne County records.

Described as follows:

**Beginning** at a record crows foot cut in Ruff Road (County Road 102) marking the southeast corner of the northeast quarter of Section 17 – witnessed by a 5/8 inch diameter steel pin found S 88° 36' 56" W 171.02 feet and a capped reference pin set N 01° 55' 19" W 92.46 feet.

Thence with the following EIGHT courses:

- 1) S 88° 36' 56" W 585.55 feet, along the south line of the quarter section and in Ruff Road, to a point – witnessed by a capped reference pin set N 21° 14' 08" E 41.92 feet.
- 2) N 21° 14' 08" E 162.50 feet, along the northerly right-of-way line of Ruff Road, to a capped pin set.
- 3) N 85° 56' 38" E 53.05 feet, along the right-of-way line, to a capped pin set.
- 4) N 01° 27' 31" W 1429.53 feet to a capped pin set.
- 5) N 88° 36' 56" E 427.07 feet to a capped pin set.
- 6) S 01° 55' 19" E 1382.47 feet to a capped pin set on said right-of-way line.
- 7) N 87° 51' 06" E 30.00 feet, along the right-of-way line, to a capped pin set on the east line of the quarter section.
- 8) S 01° 55' 19" E 200.00 feet, along the east line of the quarter section, to the **Point of Beginning**.

**This parcel contains 16.172 acres.**

**Prior Instrument: official record volume 947, page 1302.**

**Permanent Parcel #: part of 22-00638.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 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 937.

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.

 12/02/24

Edward A. Gasbarre, P.S. 7036

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## BOUNDARY DESCRIPTION

**15.281 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Congress** in the northeast quarter of **Section 17, T-21N, R-14W.**

Being part of the land described in a deed to **Henry N. and Esther J. Hostetler and Mose J. and Lovina N. Keim** recorded in official record volume 947, page 1302 of the Wayne County records.

Described as follows:

**Commencing** at a record crows foot cut in Ruff Road (County Road 102) marking the southeast corner of the northeast quarter of Section 17 – witnessed by a 5/8 inch diameter steel pin found S 88° 36' 56" W 171.02 feet and a capped reference pin set N 01° 55' 19" W 92.46 feet.

Thence S 88° 36' 56" W 585.55 feet, along the south line of the quarter section and in Ruff Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 21° 14' 08" E 41.92 feet.

Thence with the following SIX courses:

- 1) S 88° 36' 56" W 269.31 feet, along the south line of the quarter section and in Ruff Road, to a point – witnessed by a capped reference pin set N 01° 27' 31" W 24.49 feet.
- 2) N 01° 27' 31" W 1762.00 feet to a capped pin set.
- 3) N 88° 36' 56" E 385.00 feet to a capped pin set.
- 4) S 01° 27' 31" E 1609.53 feet to a capped pin set on the north right-of-way line of Ruff Road.
- 5) S 85° 56' 38" W 53.05 feet, along the right-of-way line, to a capped pin set.
- 6) S 21° 14' 08" W 162.50 feet, along the right-of-way line and the extension thereof, to the **Point of Beginning.**

**This parcel contains 15.281 acres.**

**Prior Instrument: official record volume 947, page 1302.**

**Permanent Parcel #: part of 22-00638.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 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 937.

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*Edward A. Gasbarre* 12/03/24

Edward A. Gasbarre, P.S. 7036 H:\ADAT4\AJOB5\2K24\Job089 Hostetler 15.281 Ac Legal.docx



**BOUNDARY DESCRIPTION**  
**18.809 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Congress** in the northeast **quarter of Section 17, T-21N, R-14W.**

Being part of the land described in a deed to **Henry N. and Esther J. Hostetler and Mose J. and Lovina N. Keim** recorded in official record volume 947, page 1302 of the Wayne County records.

Described as follows:

**Commencing** at a record crows foot cut in Ruff Road (County Road 102) marking the southeast corner of the northeast quarter of Section 17 – witnessed by a 5/8 inch diameter steel pin found S 88° 36' 56" W 171.02 feet and a capped reference pin set N 01° 55' 19" W 92.46 feet.

Thence S 88° 36' 56" W 854.86 feet, along the south line of the quarter section and in Ruff Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 01° 27' 31" W 24.49 feet.

Thence with the following **FOUR** courses:

- 1) **S 88° 36' 56" W 465.00 feet**, along the south line of the quarter section and in Ruff Road, to the southeast corner of Harvey S. and Brooke D. Miller as described in official record volume 891, page 1493 – witnessed by a 5/8 inch diameter steel pin found N 01° 27' 31" W 30.00 feet.
- 2) **N 01° 27' 31" W 1762.00 feet**, along the east line of Miller and the extension thereof, to a capped pin set.
- 3) **N 88° 36' 56" E 465.00 feet** to a capped pin set.
- 4) **S 01° 27' 31" E 1762.00 feet** to the **Point of Beginning**.

**This parcel contains 18.809 acres.**

**Prior Instrument: official record volume 947, page 1302.**

**Permanent Parcel #: part of 22-00638.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 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 937.

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* 12/03/24

Edward A. Gasbarre, P.S. 7036

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**BOUNDARY DESCRIPTION**  
**30.386 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Congress** in the northeast **quarter of Section 17, T-21N, R-14W.**

Being part of the land described in a deed to **Henry N. and Esther J. Hostetler and Mose J. and Lovina N. Keim** recorded in official record volume 947, page 1302 of the Wayne County records.

Described as follows:

**Commencing** at a record crows foot cut in Ruff Road (County Road 102) marking the southeast corner of the northeast quarter of Section 17 – witnessed by a 5/8 inch diameter steel pin found S 88° 36' 56" W 171.02 feet and a capped reference pin set N 01° 55' 19" W 92.46 feet.

Thence N 01° 55' 19" W 200.00 feet, along the east line of the quarter section, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following EIGHT courses:

- 1) S 87° 51' 06" W 30.00 feet, along the north right-of-way line of Ruff Road, to a capped pin set.
- 2) N 01° 55' 19" W 1382.47 feet to a capped pin set.
- 3) S 88° 36' 56" W 427.07 feet to a capped pin set.
- 4) N 01° 27' 31" W 180.00 feet to a capped pin set.
- 5) S 88° 36' 56" W 850.00 feet to a capped pin set on the east line of Charles B. Beck as described in deed volume 664, page 74 and official record volume 667, page 2570.
- 6) N 01° 27' 31" W 916.57 feet, along the east line of Beck and the extension thereof, to a capped pin found on the north line of the quarter section.
- 7) N 88° 09' 30" E 1298.15 feet, along the north line of the quarter section, to a 1 inch by 1-1/2 inch rectangle steel bar found marking the northeast corner of Section 17.
- 8) S 01° 55' 19" E 2489.05 feet, along the east line of the quarter section, to the **Point of Beginning.**

**This parcel contains 30.386 acres.**

**Prior Instrument: official record volume 947, page 1302.**

**Permanent Parcel #: part of 22-00638.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 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 \_\_\_\_\_, page \_\_\_\_\_.

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.

 12/03/24  
Edward A. Gasbarre, P.S. 7036

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# Hostetler Closure Report 224089

Lot Closure Report - Lot : 18.809 Ac

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Friday, November 22, 2024, 4:20:40p.m.

Starting location (North, East) = ( 468785.967, 2092381.131 )

(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	N01°27'31"W	1762.000	No	470547.396	2092336.279
2	Line	N88°36'56"E	465.000	No	470558.631	2092801.144
3	Line	S01°27'31"E	1762.000	No	468797.202	2092845.995
4	Line	S88°36'56"W	465.000	No	468785.967	2092381.131

Ending location (North, East) = ( 468785.967, 2092381.131 )

Total Distance : 4454.000  
Total Traverse Stations : 5  
Misclosure Distance : < 0.001000  
Error of Closure : 1:INFINITY  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 819329.314 sq. ft.  
**= 18.809213 Acres**

Lot Closure Report - Lot : 15.281 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N01°27'31"W	1762.000	No	470558.631	2092801.144
2	Line	N88°36'56"E	385.000	No	470567.932	2093186.031
3	Line	S01°27'31"E	1609.530	No	468958.924	2093227.001
4	Line	S85°56'38"W	53.050	No	468955.172	2093174.084
5	Line	S21°14'08"W	162.500	No	468803.705	2093115.226
6	Line	S88°36'56"W	269.310	No	468797.199	2092845.995

Ending location (North, East) = ( 468797.199, 2092845.995 )

Total Distance : 4241.390  
Total Traverse Stations : 7  
Misclosure Direction : N00°13'50"W (from ending location to starting location)  
Misclosure Distance : 0.003  
Error of Closure : 1:1529388.7  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 665653.568 sq. ft. (straight segment added to close traverse)

**= 15.281303 Acres**



Lot Closure Report - Lot : 16.172 Ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N21°14'08"E	162.500	No	468955.172	2093174.084
2	Line	N85°56'38"E	53.050	No	468958.924	2093227.001
3	Line	N01°27'31"W	1429.530	No	470387.991	2093190.613
4	Line	N88°36'56"E	427.070	No	470398.309	2093617.558
5	Line	S01°55'19"E	1382.470	No	469016.617	2093663.924
6	Line	N87°51'06"E	30.000	No	469017.741	2093693.903
7	Line	S01°55'19"E	200.000	No	468817.854	2093700.610
8	Line	S88°36'56"W	585.550	No	468803.707	2093115.231

Ending location (North, East) = ( 468803.707, 2093115.231 )

Total Distance : 4270.170  
 Total Traverse Stations : 9  
 Misclosure Direction : S76°13'01"W (from ending location to starting location)  
 Misclosure Distance : 0.005  
 Error of Closure : 1:881983.3  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 704455.406 sq. ft. (straight segment added to close traverse)

**= 16.172071 Acres**

Lot Closure Report - Lot : 30.386 Ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N01°27'31"W	916.570	No	471463.669	2092312.948
2	Line	N88°09'30"E	1298.150	No	471505.388	2093610.428
3	Line	S01°55'19"E	2489.050	No	469017.738	2093693.905
4	Line	S87°51'06"W	30.000	No	469016.614	2093663.926
5	Line	N01°55'19"W	1382.470	No	470398.306	2093617.561
6	Line	S88°36'56"W	427.070	No	470387.988	2093190.616
7	Line	N01°27'31"W	180.000	No	470567.930	2093186.034
8	Line	S88°36'56"W	850.000	No	470547.393	2092336.282

Ending location (North, East) = ( 470547.393, 2092336.282 )

Total Distance : 7573.310  
 Total Traverse Stations : 9  
 Misclosure Direction : N43°19'54"W (from ending location to starting location)  
 Misclosure Distance : 0.004  
 Error of Closure : 1:1867869.5  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 1323630.066 sq. ft. (straight segment added to close traverse)

**= 30.386365 Acres**