

Boundary Description
0.014 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **southwest quarter of Section 28, T-16N, R-11W.**

Being part of the land described in a deed to **Ralph R. and Susan M. Hofstetter** recorded in deed volume 528, page 654 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in the intersection of Sommers Road (Township Road 434) and Baumgartner Road (Township Road 156) marking the northwest corner of the southwest quarter of Section 28 – witnessed by a capped reference pin set S 00° 23' 13" E 25.56 feet.

Thence N 89° 56' 33" E 1278.08 feet, along the north line of the quarter section and in Baumgartner Road, to the northwest corner of Ray J. and Jerelyn S. Hofstetter as described in deed volume 701, page 336, the **Point of Beginning** for the parcel herein described – witnessed by a 5/8 inch diameter steel reference pin found S 00° 04' 17" E 30.00 feet.

Thence with the following FOUR courses:

- 1) S 00° 04' 17" E 207.54 feet along the west line of Hofstetter, to a 5/8 inch diameter steel pin found.
- 2) S 89° 56' 33" W 3.00 feet to a capped pin set.
- 3) N 00° 04' 17" W 207.54 feet to a point in Baumgartner Road on the north line of the quarter section – witnessed by a capped reference pin set S 00° 04' 17" E 29.91 feet.
- 4) N 89° 56' 33" E 3.00 feet, along the north line of the quarter section and in Baumgartner Road, the **Point of Beginning.**

This parcel contains 0.014 acres.

Prior Instrument: deed volume 528, page 654.
Permanent Parcel #: part of 47-01946.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in May 2023, on behalf of R.W. Gasbarre & Associates, Inc.

A copy of that survey is on file at the Wayne County map office. See survey volume XX, page 502
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.

 5/02/23

Edward A. Gasbarre, P.S. 7036

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Boundary Description
0.014 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **southwest quarter of Section 28, T-16N, R-11W.**

Being part of the land described in a deed to **Ray J. and Jerelyn S. Hofstetter** recorded in deed volume 701, page 336 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in the intersection of Sommers Road (Township Road 434) and Baumgartner Road (Township Road 156) marking the northwest corner of the southwest quarter of Section 28 – witnessed by a capped reference pin set S 00° 23' 13" E 25.56 feet.

Thence N 89° 56' 33" E 1523.25 feet, along the north line of the quarter section and in Baumgartner Road, to the northeast corner of Ray J. and Jerelyn S. Hofstetter as described in deed volume 701, page 336, the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) S 00° 04' 17" E 207.54 feet to a mag-nail set.
- 2) S 89° 56' 33" W 3.00 feet to a capped pin set.
- 3) N 00° 04' 17" W 207.54 feet to a point in Baumgartner Road on the north line of the quarter section – witnessed by a capped reference pin set S 00° 04' 17" E 36.76 feet.
- 4) N 89° 56' 33" E 3.00 feet, along the north line of the quarter section and in Baumgartner Road, the **Point of Beginning.**

This parcel contains 0.014 acres.

Prior Instrument: deed volume 701, page 336.
Permanent Parcel #: part of 47-01947.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in May 2023, on behalf of R. W. Gasbarre & Associates, Inc.

A copy of that survey is on file at the Wayne County map office. See survey volume XX, page 502
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.

 5/02/23

Edward A. Gasbarre, P.S. 7036

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Boundary Description
1.168 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **southwest quarter of Section 28, T-16N, R-11W**.

Being all of the land described in deeds to **Ray J. and Jerelyn S. Hofstetter** recorded in deed volume 701, page 336 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in the intersection of Sommers Road (Township Road 434) and Baumgartner Road (Township Road 156) marking the northwest corner of the southwest quarter of Section 28 – witnessed by a capped reference pin set S 00° 23' 13" E 25.56 feet.

Thence N 89° 56' 33" E 1275.08 feet, along the north line of the quarter section and in Baumgartner Road, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 00° 04' 17" E 29.91 feet.

Thence with the following FOUR courses:

- 1) **N 89° 56' 33" E 245.17 feet**, along the north line of the quarter section and in Baumgartner Road, to a point – witnessed by a capped reference pin set S 00° 04' 17" E 36.76 feet.
- 2) **S 00° 04' 17" E 207.54 feet** to a capped pin set – witnessed by a capped reference pin set S 89° 56' 33" W 10.42 feet.
- 3) **S 89° 56' 33" W 245.17 feet** to a capped pin set.
- 4) **N 00° 04' 17" W 207.54 feet** to the **Point of Beginning**.

This parcel contains 1.168 acres.

Prior Instrument: deed volume 701, page 336 and official record volume ____, page ____.
Permanent Parcel #: all of 47-01947.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in May 2023, on behalf of R.W. Gasbarre & Associates, Inc.

A copy of that survey is on file at the Wayne County map office. See survey volume XX, page 502
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 5/02/23

Edward A. Gasbarre, P.S. 7036

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PARCEL NO. 1

Boundary Description
8.546 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **southwest quarter of Section 28, T-16N, R-11W.**

Being part of the land described in a deed to **Ralph R. and Susan M. Hofstetter** recorded in deed volume 528, page 654 of the Wayne County records.

Described as follows:

Beginning at a stone monument found in Emerson Road (Township Road 79) marking the southwest corner of Section 28 – witnessed by a capped reference pin set N 00° 22' 13" E 22.00 feet.

Thence with the following **FOUR** courses:

- 1) **N 00° 22' 13" W 1327.58 feet**, along the west line of the quarter section, to a stone monument found.
- 2) **N 89° 46' 52" E 280.50 feet** to a stone monument found at the northwest corner of Bushgaerber LLC as described in official record volume 512, page 744.
- 3) **S 00° 22' 13" E 1326.89 feet**, along the west line of Bushgaerber LLC, to a point on the south line of the quarter section and in Emerson Road – witnessed by a capped reference pin set N 00° 22' 13" W 44.70 feet.
- 4) **S 89° 35' 56" W 280.50 feet**, along the south of the quarter section and in Emerson Road, to the **Point of Beginning**.

This parcel contains 8.546 acres.

Prior Instrument: deed volume 528, page 654.
Permanent Parcel #: part of 47-01946.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in May 2023, on behalf of R. W. Gasbarre & Associates, Inc.

A copy of that survey is on file at the Wayne County map office. See survey volume XX, page 502
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 5/02/23

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PARCEL NO. 2

**Boundary Description
68.071 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **southwest quarter of Section 28, T-16N, R-11W.**

Being part of the land described in a deed to **Ralph R. and Susan M. Hofstetter** recorded in deed volume 528, page 654 of the Wayne County records.

Described as follows:

Beginning at a 5/8 inch diameter steel pin found in the intersection of Sommers Road (Township Road 434) and Baumgartner Road (Township Road 156) marking the northwest corner of the southwest quarter of Section 28 – witnessed by a capped reference pin set S 00° 23' 13" E 25.56 feet.

Thence with the following TWELVE courses:

- 1) **N 89° 56' 33" E 374.20 feet**, along the north line of the quarter section and in Baumgartner Road, to the northwest corner of Steven M and Christina F. Miller as described in official record volume 396, page 950 – witnessed by a one inch diameter steel reference pipe found S 02° 41' 03" E 25.00 feet.
- 2) **S 02° 41' 03" E 353.10 feet**, along the west line of Miller, to a capped pin set.
- 3) **N 89° 56' 33" E 370.13 feet**, parallel with the north line of the quarter section, along the south line of Miller and the extension thereof, to a capped pin set.
- 4) **N 02° 40' 12" W 353.10 feet**, along the east line of Jacob A. and Fannie A. Hershberger as described in official record 902, page 1877, to a one inch diameter steel pin found on the north line of the quarter section and in Baumgartner Road – witnessed by a 5/8 inch diameter steel reference pin found S 02° 40' 12" E 25.17 feet.
- 5) **N 89° 56' 33" E 530.67 feet**, along the north line of the quarter section and in Baumgartner Road, to the northwest corner of a Ray J. and Jerelyn S. Hofstetter as described in official record ____, page ____ - witnessed by a capped reference in set S 00° 04' 17" E 29.91 feet.
- 6) **S 00° 04' 17" E 207.54 feet**, along the west line of Hofstetter, to a capped pin set.
- 7) **N 89° 56' 33" E 245.17 feet**, parallel with the north line of the quarter section and along the south line of Hofstetter, to a capped pin set – witnessed by a capped reference pin set S 89° 56' 33" W 10.42 feet.

- 8) **N 00° 04' 17" W 207.54 feet**, along the east line of Hofstetter, to a point on the north line of the quarter section and in Baumgartner Road – witnessed by a capped reference pin set S 00° 04' 17" E 36.76 feet.
- 9) **N 89° 56' 33" E 857.13 feet**, along the north line of the quarter section and in Baumgartner Road, to the northwest corner of Nathan J. and Tara N. Berkey as described in official record volume 528, page 1280 – witnessed by a 5/8 inch diameter steel reference pin found S 00° 16' 21" E 29.90 feet.
- 10) **S 00° 16' 21" E 1320.97 feet**, along the west line of Berkey and the extension thereof, to a stone monument found on the north line of Bushgaeber LLC as described in official record volume 512, page 744.
- 11) **S 89° 46' 52" W 2374.72 feet**, along the north line of Bushgaeber LLC and the extension thereof, to a stone monument found on the west line of the quarter section.
- 12) **N 00° 23' 13" W 1327.67 feet**, along the west of the quarter section, to the **Point of Beginning**.

This parcel contains 68.071 acres.

Prior Instrument: deed volume 528, page 654.

Permanent Parcel #: part of 47-01946.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in May 2023, on behalf of R.W. Gasbarre & Associates, Inc.

A copy of that survey is on file at the Wayne County map office. See survey volume XX, page 502

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.

 5/02/23

Edward A. Gasbarre, P.S. 7036

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