

BOUNDARY DESCRIPTION
4.379 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northeast quarter of Section 10, T-14N, R-13W.**

Being part of the land described in a deed to **Joseph S. and Mary J. Hostetler** recorded in official record volume 893, page 2903 of the Wayne County records.

Described as follows:

Commencing at a 3/4 inch diameter steel pipe found in the intersection of Hoy Road (County Road 201) and Moreland Road (County Road 77) marking the northeast corner of Section 10.

Thence N 88° 14' 09" W 888.38 feet, along the north line of the quarter section and in Moreland Road, to the northeast corner of Joseph S. and Mary J. Hostetler as recorded in official record volume 893, page 2903, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found S 01° 43' 00" W 30.00 feet.

Thence with the following FOURTEEN courses:

- 1) **S 01° 43' 00" W 350.89 feet**, along a westerly line of Joseph Hostetler Plat as recorded in plat volume 32, page 125, to a 1/2 inch diameter steel pin found at a westerly corner of Lot 17.
- 2) **S 01° 21' 09" E 257.70 feet**, along a westerly line of Lot 17, to a 5/8 diameter steel pin found at the southwest corner thereof.
- 3) **S 88° 18' 46" E 325.76 feet**, along the south line of lot 17 and the extension thereof, to a capped pin set at the southeast corner of Lot 18.
- 4) **N 01° 45' 38" E 257.34 feet**, along the east line of Lot 18, to a 1/2 inch diameter steel pin found at the southwest corner of Lot 8 of the Hoy Allotment No. 2 as recorded in plat volume 18, page 115.
- 5) **S 88° 18' 46" E 169.99 feet**, along the south line of Lot 8, to a capped pin set at the southeast corner thereof.
- 6) **S 01° 45' 41" W 66.74 feet**, along the west line of Lot 15 of the Replatting and Renumbering of the Hoy Allotment No. 2 as recorded in plat volume 22, page 16, to a capped pin set.
- 7) **S 88° 53' 57" E 71.45 feet**, along the south line of Lot 15, to a capped pin set at the northwest corner of Lot 6 of said Hoy Allotment No. 2.
- 8) **S 01° 26' 36" E 219.91 feet**, along the west line of Lot 6, to a capped pin set at the southwest corner thereof.

- 9) **N 88° 54' 09" W 198.20 feet**, along the north line of Lot 19 of said Joseph Hostetler Plat, to a capped pin set at the northwest corner thereof.
- 10) **S 01° 26' 36" E 219.91 feet**, along the west line of Lot 19, to a capped pin found at the southwest corner thereof.
- 11) **S 87° 40' 06" W 409.57 feet** to a capped pin set on the east line of Michael Hostetler and Joseph S. Hostetler as described in official record volume 832, page 233.
- 12) **N 01° 20' 35" W 536.67 feet**, along an easterly line of Hostetler, to a capped pin found.
- 13) **N 01° 43' 00" E 350.92 feet**, along an easterly line of Hostetler, to a point on the north line of the quarter section and in Moreland Road – witnessed by a capped reference pin set S 01° 43' 00" W 30.00 feet.
- 14) **S 88° 14' 09" E 30.00 feet**, along the north line of the quarter section and in Moreland Road, to the **Point of Beginning**.

This parcel contains 4.379 acres and is subject by the access easement described in official record ____, page ____.

Prior Instrument: official record volume 893, page 2903.

Permanent Parcel #: part of 30-01121.019

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in September of 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 b15.

All bearings are related and common with record survey WW-469.

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.

 9/12/23

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

1.827 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northeast quarter of Section 10, T-14N, R-13W.**

Being part of the land described in a deed to **Joseph S. and Mary J. Hostetler** recorded in official record volume 893, page 2903 of the Wayne County records.

Described as follows:

Commencing at a 3/4 inch diameter steel pipe found in the intersection of Hoy Road (County Road 201) and Moreland Road (County Road 77) marking the northeast corner of Section 10.

Thence N 88° 14' 09" W 918.38 feet, along the north line of the quarter section and in Moreland Road, to the northeast corner of Michael Hostetler and Joseph S. Hostetler as described in official record volume 832, page 233 – witnessed by a capped reference pin set S 01° 43' 00" W 30.00 feet.

Thence S 01° 43' 00" W 350.92 feet, along an easterly line of Hostetler, to a capped pin found.

Thence S 01° 20' 35" E 536.67 feet, along an easterly line of Hostetler, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) **N 87° 40' 06" E 409.57 feet** to a capped pin found at the northwest corner of Lot 20 of the Joseph Hostetler Plat as recorded on plat volume 32, page 135.
- 2) **S 01° 26' 36" E 206.72 feet**, along the west line of Lot 20, to a capped pin found at the southwest corner thereof.
- 3) **N 88° 51' 22" W 410.26 feet**, along the north line of Aden J. Mast, Katie M. Mast and Jacob A. Mast as described in official record volume 918, page 3209, to a capped pin found at the northwest corner thereof.
- 4) **N 01° 20' 35" W 181.85 feet**, along an easterly line of Lindford D. and Amanda E. Miller as described in official record volume 940, page 3092 and the extension thereof, to the **Point of Beginning**.

This parcel contains 1.827 acres and is benefited by the access easement described in official record _____, page _____.

Prior Instrument: official record volume 893, page 2903.

Permanent Parcel #: part of 30-01121.019

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in September of 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 15

All bearings are related and common with record survey WW-469.

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 9/12/23
Edward A. Gasbarre, P.S. 7036

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TOGETHER WITH an Easement for Ingress and Egress across the following portion of Real Property

Access Easement Description

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **Northeast Quarter of Section 10, T-14N, R-13W.**

Being part of the land described in a deed to **Joseph S. and Mary J. Hostetler** recorded in official record volume 893, page 2903 of the Wayne County records.

Described as follows:

Commencing at a 3/4 inch diameter steel pipe found in the intersection of Hoy Road (County Road 201) and Moreland Road (County Road 77) marking the northeast corner of Section 10.

Thence N 88° 14' 09" W 888.38 feet, along the north line of the quarter section and in Moreland Road, to the northeast corner of Joseph S. and Mary J. Hostetler as recorded in official record volume 893, page 2903, the **Point of Beginning** for the access easement herein described — witnessed by a capped reference pin found S 01° 43' 00" W 30.00 feet.

Thence with the following EIGHT courses:

- 1) **5 01° 43' 00" W 350.89 feet**, along the west line of Joseph Hostetler Plat as recorded in plat volume 32, page 125, to a 1/2 inch diameter steel pin found at a westerly corner of Lot 17.
- 2) **S 01° 21' 09" E 257.70 feet**, along a westerly line of Lot 17, to a 5/8 inch diameter steel pin found at the southwest corner thereof.
- 3) **S 01° 20' 35" E 213.81 feet** to a point.
- 4) **S 54° 32' 20" E 102.87 feet** to a point on the north line of a 1.827 acre parcel.
- 5) **S 87° 40' 06" W 112.38 feet**, along the north line of the 1.827 acre parcel, to a capped pin set on the east line of Michael Hostetler and Joseph S. Hostetler as described in official record volume 832, page 233.
- 6) **N 01° 20' 35" W 536.67 feet**, along an easterly line of Hostetler, to a capped pin found.
- 7) **N 01° 43' 00" E 350.92 feet**, along an easterly line of Hostetler, to a point on the north line of the quarter section and in Moreland Road — witnessed by a capped reference pin set S 01° 43' 00" W 30.00 feet.
- 8) **S 88° 14' 09" E 30.00 feet**, along the north line of the quarter section and in Moreland Road, to the **Point of Beginning**.

Prior Instrument: official record volume 893, page 2903.

Permanent Parcel #: part of 30-01121.019

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in September of 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 615

All bearings are related and common with record survey WW-469.

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.

 9/12/23
Edward A. Gasbarre, P.S. 7036

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