

BOUNDARY DESCRIPTION
55.335 Acres

Situated in the State of Ohio, County of Wayne, **Township of Canaan** in the **southwest quarter of Section 19, T-17N, R-13W.**

Being part of the land described in deeds to **Daniel P. Hoffman, Holly A. Fitzgerald and John D. Hoffman, Co-Trustees of the Irene M. Hoffman Trust and Co-Trustees of the Daniel L. Hoffman Trust** recorded in official record volume 950, pages 5050 and 5056 respectively of the Wayne County records.

Described as follows:

Commencing at a stone monument found in Steiner Road (Township Road 108) marking the southeast corner of the southwest quarter of Section 19 – witnessed by a capped reference pin set N 01° 33' 24" W 25.52 feet and a 3/4 inch diameter steel pin found S 01° 17' 48" E 30.02 feet.

Thence N 89° 07' 48" W 193.35 feet, along the south line of the quarter section and in Steiner Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 01° 33' 24" W 25.16 feet.

Thence with the following EIGHT courses:

- 1) **N 89° 07' 48" W 834.76 feet**, along the south line of the quarter section and in Steiner Road, to a point in the intersection of Burbank Road (State Route 83) – witnessed by a capped reference pin set N 89° 07' 48" W 35.95 feet.
- 2) **N 18° 47' 22" W 1968.52 feet**, in Burbank Road, to the southwest corner of Joanna R. Haberbush as described in deed volume 512, page 364 and official record volume 932, page 1183 – witnessed by a one inch diameter steel reference pipe found S 89° 16' 16" E 32.74 feet.
- 3) **S 89° 16' 16" E 213.60 feet**, along the south line of Haberbush, to a capped pin set.
- 4) **N 01° 10' 26" W 162.14 feet**, along the east line of Haberbush, to a 5/8 inch diameter steel pin found.
- 5) **S 88° 59' 09" E 1397.27 feet** to a capped pin marked "Rudolph 6449" found on the east line of the quarter section at the northwest corner of Jason M. and Brandi L. Gasser as described in official record 699, page 247.
- 6) **S 01° 33' 24" E 661.68 feet**, along east line of the quarter section, to the southwest corner of Gasser – witnessed by a capped pin set S 89° 28' 07" E 0.26 feet.

- 7) N 89° 07' 48" W 193.35 feet to a capped pin set.
- 8) S 01° 33' 24" E 1352.95 feet to the **Point of Beginning**.

This parcel contains 55.335 acres and is subject to the sewer easement recorded in official record volume 487, page 24.

Prior Instrument: official record volume 950, pages 5050 and 5056.

Permanent Parcel #: part of 07-00385.000 and 07-00382.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 2024, 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 ~~1093~~

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, P.S. 7036



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BOUNDARY DESCRIPTION
1.456 Acres

Situated in the State of Ohio, County of Wayne, **Township of Canaan** in the **southwest quarter of Section 19, T-17N, R-13W.**

Being part of the land described in deeds to **Daniel P. Hoffman, Holly A. Fitzgerald and John D. Hoffman, Co-Trustees of the Irene M. Hoffman Trust and Co-Trustees of the Daniel L. Hoffman Trust** recorded in official record volume 950, pages 5050 and 5056 respectively of the Wayne County records.

Described as follows:

Beginning at a capped pin found marking the southwest corner of the southwest quarter of Section 19.

Thence with the following SIX courses:

- 1) **N 01° 23' 28" W 21.03 feet**, along the line between Canaan Township and Congress Township, T-21N, R-14W, to a capped pin marked "Rudolph 6449" found marking the southeast corner of Section 24, Congress Township.
- 2) **N 02° 09' 48" W 60.80 feet**, along the township line, to a capped pin set.
- 3) **S 35° 26' 53" E 51.78 feet** to a capped pin set.
- 4) **S 89° 07' 48" E 1536.31 feet**, 40.00 feet north of and parallel with the south line of the quarter section, to a point in Burbank Road (State Route 83) – witnessed by a capped reference pin set **N 89° 07' 48" W 34.37 feet**.
- 5) **S 18° 47' 22" E 42.48 feet**, in Burbank Road, to a point on the south line of the quarter section – witnessed by a capped reference pin set **N 89° 07' 48" W 35.95 feet**.
- 6) **N 89° 07' 48" W 1577.04 feet**, along the south line of the quarter section, to the **Point of Beginning**.

This parcel contains 1.456 acres and is subject to the easement described in official record volume _____, page _____

Prior Instrument: official record volume 950, pages 5050 and 5056.

Permanent Parcel #: part of 07-00385.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 2024, 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 193

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.

 11/03/24
Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
26.143 Acres

Situated in the State of Ohio, County of Wayne, **Township of Canaan** in the **southwest quarter of Section 19, T-17N, R-13W.**

Being part of the land described in deeds to **Daniel P. Hoffman, Holly A. Fitzgerald and John D. Hoffman, Co-Trustees of the Irene M. Hoffman Trust and Co-Trustees of the Daniel L. Hoffman Trust** recorded in official record volume 950, pages 5050 and 5056 respectively of the Wayne County records.

Described as follows:

Commencing at a capped pin found marking the southwest corner of the southwest quarter of Section 19.

Thence N 01° 53' 28" W 21.03 feet, along the line between Canaan Township and Congress Township, T-21N, R-14W, to a capped pin marked "Rudolph 6449" found marking the southeast corner of Section 24, Congress Township.

Thence N 02° 09' 48" W 60.80 feet, along the township line, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following SEVEN courses:

- 1) **N 02° 09' 48" W 917.15 feet**, along the township line, to a capped pin set.
- 2) **S 89° 07' 48" E 796.03 feet** to a capped pin set.
- 3) **S 00° 52' 12" W 400.00 feet** to a capped pin set.
- 4) **S 89° 07' 48" E 620.28 feet** to a point in Burbank Road (State Route 83) – witnessed by a capped reference pin set N 89° 07' 48" W 32.13 feet.
- 5) **S 18° 47' 22" E 592.11 feet**, in Burbank Road, to a point – witnessed by a capped reference pin set N 89° 07' 48" W 34.37 feet.
- 6) **N 89° 07' 48" W 1536.31 feet**, 40.00 feet north of and parallel with the south line of the quarter section, to a capped pin set.
- 7) **N 35° 26' 53" W 51.78 feet** to the **Point of Beginning.**

This parcel contains 26.143 acres and is benefitted by the access easement described in official record volume ____, page ____.

Prior Instrument: official record volume 950, pages 5050 and 5056.

Permanent Parcel #: part of 07-00385.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 2024, 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 ~~1093~~

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 1/03/24

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
29.088 Acres

Situated in the State of Ohio, County of Wayne, **Township of Canaan** in the **southwest quarter of Section 19, T-17N, R-13W.**

Being part of the land described in deeds to **Daniel P. Hoffman, Holly A. Fitzgerald and John D. Hoffman, Co-Trustees of the Irene M. Hoffman Trust and Co-Trustees of the Daniel L. Hoffman Trust** recorded in official record volume 950, pages 5050 and 5056 respectively of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found marking the northwest corner of the southwest quarter of Section 19.

Thence S 02° 09' 48" E 769.20 feet, along the line between Canaan Township and Congress Township (T-21N, R-14W), to a capped pin set at the southwest corner of George A. and Kellie I. Mullet as described in official record volume 933, page 948, the **Point of Beginning** for the parcel herein described.

Thence with the following SEVEN courses:

- 1) **N 88° 46' 28" E 985.20 feet**, along the south line of Mullet, to a point in Burbank Road (State Route 83) on the west line of Joanna R. Haberbusch as described in deed volume 512, page 364 and official record volume 932, page 1183 – witnessed by a capped reference pin set S 88° 46' 28" W 36.94 feet.
- 2) **S 18° 51' 22" E 91.98 feet**, in Burbank Road and along the west line of Haberbusch, to the southwest corner thereof – witnessed by a one inch diameter crimped steel reference pipe found S 89° 16' 16" E 32.74 feet.
- 3) **S 18° 47' 22" E 1333.94 feet**, in Burbank Road, to a point – witnessed by a capped reference pin set N 89° 07' 48" W 32.13 feet.
- 4) **N 89° 07' 48" W 620.28 feet** to a capped pin set.
- 5) **N 00° 52' 12" E 400.00 feet** to a capped pin set.
- 6) **N 89° 07' 48" W 796.03 feet** to a capped pin set on the township line.
- 7) **N 02° 09' 48" W 908.01 feet**, along the township line, to the **Point of Beginning**.

This parcel contains 29.088 acres.

Prior Instrument: official record volume 950, pages 5050 and 5056.

Permanent Parcel #: part of 07-00385.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 2024, 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 ~~693~~

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.

 1/03/24

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
25.930 Acres

Situated in the State of Ohio, County of Wayne, **Township of Canaan** in the **southwest quarter of Section 19, T-17N, R-13W.**

Being part of the land described in deeds to **Daniel P. Hoffman, Holly A. Fitzgerald and John D. Hoffman, Co-Trustees of the Irene M. Hoffman Trust and Co-Trustees of the Daniel L. Hoffman Trust** recorded in official record volume 950, pages 5050 and 5056 respectively of the Wayne County records.

Described as follows:

Beginning at a one inch diameter steel pin, bent over at the top, marking the center of Section 19.

Thence with the following SEVEN courses:

- 1) **S 01° 33' 24" E 672.29 feet**, along the east line of the quarter section, to a capped pin marked "Rudolph 6449" found at the northwest corner of Jason M. and Brandi L. Gasser as described in official record volume 699, page 247.
- 2) **N 88° 59' 09" W 1397.27 feet** to a 5/8 inch diameter steel pin found at the northeast corner of Joanna R. Haberbush as described in deed volume 512, page 364 and official record volume 932, page 1183.
- 3) **N 89° 16' 16" W 265.87 feet**, along the north line of Haberbush, to a point in Burbank Road (State Route 83) – witnessed by a one inch diameter crimped steel reference pipe found **S 89° 16' 16" E 33.05 feet**.
- 4) **N 18° 51' 22" W 391.42 feet**, along the east line of George A. and Kellie A. Mullet as described in official record volume 933, page 948 and the extension thereof, to the southwest corner of a 1.0 acre parcel described in a deed to Lee D. and Sherry I. Wood, Trustees recorded in official record volume 484, page 562 – witnessed by a capped reference pin set **N 79° 20' 19" E 35.62 feet**.
- 5) **N 79° 20' 19" E 146.89 feet**, along the south line of Wood, to a capped pin set.
- 6) **N 12° 44' 32" W 270.90 feet**, along the east line of Wood, to a capped pin set on the north line of the quarter section.
- 7) **S 89° 23' 32" E 1686.64 feet**, along the north line of the quarter section, to the **Point of Beginning**.

This parcel contains 25.930 acres and is subject to the Access Easement described in official record volume ____, page ____.

Prior Instrument: official record volume 950, pages 5050 and 5056.

Permanent Parcel #: part of 07-00382.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 2024, 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 ~~193~~

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 1/03/24

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
20.182 Acres

Situated in the State of Ohio, County of Wayne, **Township of Canaan** in the **southeast quarter of Section 19, T-17N, R-13W.**

Being part of the land described in deeds to **Daniel P. Hoffman, Holly A. Fitzgerald and John D. Hoffman, Co-Trustees of the Irene M. Hoffman Trust and Co-Trustees of the Daniel L. Hoffman Trust** recorded in official record volume 950, pages 5050 and 5056 respectively of the Wayne County records.

Described as follows:

Beginning at a one inch diameter steel pin, bent over at the top, marking the center of Section 19.

Thence with the following **FOUR** courses:

- 1) **S 89° 25' 18" E 1314.47 feet**, along the north line of the quarter section, to a 5/8 inch diameter steel pin found at the northwest corner of Iaohwin Group LLC as described in official record volume 895, page 3740.
- 2) **S 01° 24' 44" E 667.09 feet**, along the west line of Iaohwin Group LLC, to a capped pin set on the north line of Jason M. and Brandi L. Gasser as described in official record volume 699, page 247.
- 3) **N 89° 38' 45" W 1312.61 feet**, along the north line of Gasser, to a capped pin marked "Rudolph 6449" found on the west line of the quarter section.
- 4) **N 01° 33' 24" W 672.29 feet**, along the west line of the quarter section, to the **Point of Beginning.**

This parcel contains 20.182 acres and has no frontage on any public way.

This parcel is benefited by and subject to the Access Easement described in official record volume ____, page ____.

Prior Instrument: official record volume 950, pages 5050 and 5056.

Permanent Parcel #: all of 07-00383.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 2024, 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 1093

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.

 1/03/24
Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
28.434 Acres

Situated in the State of Ohio, County of Wayne, **Township of Canaan** in the **northeast quarter of Section 19, T-17N, R-13W.**

Being part of the land described in deeds to **Daniel P. Hoffman, Holly A. Fitzgerald and John D. Hoffman, Co-Trustees of the Irene M. Hoffman Trust and Co-Trustees of the Daniel L. Hoffman Trust** recorded in official record volume 950, pages 5050 and 5056 respectively of the Wayne County records.

Described as follows:

Beginning at a one inch diameter steel pin, bent over at the top, marking the center of Section 19.

Thence with the following SIX courses:

- 1) **N 01° 49' 40" W 1155.66 feet**, along the west line of the quarter section, to a capped pin set.
- 2) **S 88° 09' 40" E 16.50 feet**, along a southerly line of a 7 acre parcel described in a deed to George A. and Kellie A. Mullet recorded in official record volume 469, page 1522, to a capped pin set.
- 3) **S 01° 49' 40" E 204.66 feet**, along a westerly line of Mullet, to a capped pin set.
- 4) **S 88° 18' 28" E 1306.02 feet**, along a southerly line of Mullet and continuing along the south line of L Wood Farm LLC as described in official record volume 733, page 612, to a 1-3/4 inch diameter steel pipe found at the northwest corner of Lot 1 of the Robert Gray Subdivision #1 recorded in plat volume 24, page 190.
- 5) **S 01° 24' 44" E 924.97 feet**, along the west line of Lot 1 and the extension thereof, to a 5/8 inch diameter steel pin found on the south line of the quarter section.
- 6) **N 89° 25' 18" W 1314.47 feet**, along the south line of the quarter section, to the **Point of Beginning.**

This parcel contains 28.434 acres and has no frontage on any public way.

This parcel is benefited by the Access Easement described in official record volume ____, page ____.

Prior Instrument: official record volume 950, pages 5050 and 5056.

Permanent Parcel #: all of 07-00384.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 2024, 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 ~~1093~~

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.

 1/03/24
Edward A. Gasbarre, P.S. 7036



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BOUNDARY DESCRIPTION

3.794 Acres

Situated in the State of Ohio, County of Wayne, Township of Canaan in the southwest quarter of Section 19, T-17N, R-13W.

Being part of the land described in deeds to **Daniel P. Hoffman, Holly A. Fitzgerald and John D. Hoffman, Co-Trustees of the Irene M. Hoffman Trust and Co-Trustees of the Daniel L. Hoffman Trust** recorded in official record volume 950, pages 5050 and 5056 respectively of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pin, bent over at the top, marking the center of Section 19.

Thence S 1° 33' 24" E 672.29 feet, along the east line of the quarter section, to a capped pin marked "Rudolph 6449" found at the **Point of Beginning** for the parcel herein described.

Thence with the following SIX courses:

- 1) S 01° 33' 24" E 70.62 feet, along the east line of the quarter section, to a point.
- 2) N 89° 16' 16" W 666.60 feet to a point.
- 3) S 01° 33' 24" E 84.60 feet to a point.
- 4) N 89° 16' 16" W 731.46 feet to a capped pin set at the southeast corner of Joanna R. Haberbusch as described in official record volume 932, page 1183.
- 5) N 01° 10' 26" W 162.14 feet, along the east line of Haberbusch, to a 5/8 inch diameter steel pin found.
- 6) S 88° 59' 09" E 1397.27 feet to the **Point of Beginning**.

This parcel contains 3.794 acres and has no frontage on any public way.

Prior Instrument: official record volume 950, pages 5050 and 5056.

Permanent Parcel #: part of 07-00382.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 2024, 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 ~~693~~ 693

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.

 1/03/24

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
20.002 Acres

Situated in the State of Ohio, County of Wayne, **Township of Canaan** in the **southwest and southeast quarters of Section 19, T-17N, R-13W.**

Being part of the land described in deeds to **Daniel P. Hoffman, Holly A. Fitzgerald and John D. Hoffman, Co-Trustees of the Irene M. Hoffman Trust and Co-Trustees of the Daniel L. Hoffman Trust** recorded in official record volume 950, pages 5050 and 5056 respectively of the Wayne County records.

Described as follows:

Beginning at a stone monument found in Steiner Road (Township Road 108) marking the southeast corner of the southwest quarter of Section 19 – witnessed by a capped reference pin set N 01° 33' 24" W 25.52 feet and a 3/4 inch diameter steel pin found S 01° 17' 48" E 30.02 feet.

Thence with the following EIGHT courses:

- 1) **N 89° 07' 48" W 193.35 feet**, in Steiner Road, along the south line of the quarter section and into the southwest quarter, to a point – witnessed by a capped reference pin set N 01° 33' 24" W 25.16 feet.
- 2) **N 01° 33' 24" W 1352.95 feet** to a capped pin set.
- 3) **S 89° 07' 48" E 193.35 feet** to a point on the east line of the quarter section – witnessed by a capped pin set S 89° 28' 07" E 0.26 feet.
- 4) **S 89° 28' 07" E 827.19 feet**, into the southeast quarter, to a capped pin marked "Rudolph 6449" found at the northwest corner of Brian S. and Shawna L. Wood as described in official record volume 417, page 1619.
- 5) **S 01° 34' 21" E 526.59 feet**, along a westerly line of Wood, to a capped pin marked "Rudolph" found at the northeast corner of Ronald J. Uhler and Brandon I. Uhler as described in official record volume 415, page 1591.
- 6) **N 89° 26' 41" W 615.88 feet**, along the north line of Uhler and the extension thereof, to a capped pin marked "Rudolph" found at the northwest corner of Robert M. III and Kimberly M. Cutlip as described in official record volume 907, page 415.
- 7) **S 01° 33' 51" E 826.62 feet**, along the west line of Cutlip, to a point on the south line of the quarter section and in Steiner Road – witnessed by a capped reference pin marked "Rudolph" found N 01° 33' 51" W 30.41 feet.

- 8) N 89° 28' 00" W 211.58 feet, along the south line of the quarter section and in Steiner Road, to the **Point of Beginning**.

This parcel contains 20.002 acres; of which 6.000 acres lie in the southwest quarter and 14.002 acres lie in the southeast quarter of Section 19.

Prior Instrument: official record volume 950, pages 5050 and 5056.

Permanent Parcel #: all of 07-00730.000 and 07-00727.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 2024, 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 ~~183~~

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.

 1/03/24
Edward A. Gasbarre, P.S. 7036



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