

R.W.

GASBARRE & Associates, Inc.

Professional Land Surveyors

401 South Market St. P.O. Box 44
Wooster, Ohio 44691
330.264.9499

William R. Gasbarre, P.S. (Ret.)

Edward A. Gasbarre, P.S.

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August 13, 2018

Troyer_Legal_1.599Ac.docx

Grantor(s): **Abe J. and Susan R. Troyer and Nelson J. Troyer**

Grantee(s):

Boundary Description
1.599 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southwest quarter of Section 11, T-14N, R-13W.**

Being part of the land described in a deed to **Abe J. and Susan R. Troyer and Nelson J. Troyer** recorded in official record volume 851, page 2151 of the Wayne County records.

Described as follows:

Commencing at a capped found in Nonpariel Road (Township Road 202) and in the intersection of Evans Road (Township Road 203) marking the southeast corner of the southwest quarter of Section 11.

Thence N 02°14'09" E 742.58 feet, along the east line of the quarter section and in Nonpariel Road, to the northeast corner of Albert J. and Mary L. Miller as described in official record volume 879, page 238, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found N 86° 42' 51" W 65.47 feet.

Thence with the following FOUR courses:

- 1) N 86° 42' 51" W 316.64 feet, along the north line of Miller, to a capped pin set.
- 2) N 02° 14' 09" E 220.00 feet to a capped pin set.
- 3) S 86° 42' 51" E 316.64 feet to a point on the east line of the quarter section and in Nonpariel Road – witnessed by a capped reference pin set N 86° 42' 51" W 30.00 feet.
- 4) S 02° 14' 09" W 220.00 feet, along the east line of the quarter section and in Nonpariel Road, to the **Point of Beginning**.

This parcel contains 1.599 acres and is subject to the easement described in official record volume ___, page ___.

Prior Instrument: Official record volume 851, page 2151.

Permanent Parcel #: part of 30-00156.008

Troyer description of 1.599 acres in Section 11, T-14N, R-13W, Franklin Twp.,
Wayne County, Ohio

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in August 2018, 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 WW page 170.

All bearings are related and common with record survey WW-2.

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.

 8/13/18

Edward A. Gasbarre, P.S. 7036

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OK MM 9/7/18

**DON'T USE THIS SCAN FOR RECORDING.
DOESN'T MEET STATE STANDARDS
FOR MARGINS.**

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August 13, 2018

Troyer_Access_Easement.docx

Grantor(s): Abe J. and Susan R. Troyer and Nelson J. Troyer

Thirty-Foot Wide Driveway Easement

The grantors herein reserve for themselves, their heirs, successors and assigns, an easement for ingress, egress and utilities, along, across over and under the following described strip of land.

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southwest quarter of Section 11, T-14N, R-13W.**

Being a strip of land lying between parallel lines, located 30 feet north of the following described south line along with any shortening or extensions of those lines required to intersect the property lines.

Described follows:

Commencing at a capped pin found in Nonpariel Road (Township Road 202) and in the intersection of Evans Road (Township Road 203) marking the southeast corner of the southwest quarter of Section 11.

Thence N 02° 14' 09" E 742.58 feet, along the east line of the quarter section and in Nonpariel Road, to the **Point of Beginning** for the easement herein described – witnessed by a capped pin found N 86° 42' 51" W 65.47 feet.

Thence with the following course:

- 1) N 86° 42' 51" W 316.64 feet to a capped pin set and there **Terminate**

Prior Instrument: official record volume 851, page 2151.

Permanent Parcel #: part of 30-00156.008

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in August of 2018, 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 WW page 170

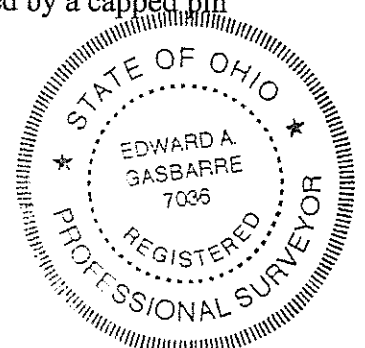
All bearings are related and common with record survey WW-2.

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 8/13/18

Edward A. Gasbarre, P.S. 7036

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August 13, 2018

Troyer_Legal_9.592Ac.docx

Grantor(s): **Abe J. and Susan R. Troyer and Nelson J. Troyer**

Grantee(s):

Boundary Description
9.591 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southwest quarter of Section 11, T-14N, R-13W.**

Being part of the land described in a deed to **Abe J. and Susan R. Troyer and Nelson J. Troyer** recorded in official record volume 851, page 2151 of the Wayne County records.

Described as follows:

Commencing at a capped pin found in Nonpariel Road (Township Road 202) and in the intersection of Evans Road (Township Road 203) marking the southeast corner of the southwest quarter of Section 11.

Thence N 02°14'09" E 962.58 feet, along the east line of the quarter section and in Nonpariel Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 86° 42' 51" W 30.00 feet.

Thence with the following SIX courses:

- 1) **N 86° 42' 51" W 316.64 feet** to a capped pin set.
- 2) **S 02° 14' 09" W 220.00 feet** to a capped pin set on the north line of Albert J. and Mary L. Miller as described in official record volume 879, page 238.
- 3) **N 86° 42' 51" W 1001.23 feet**, along the north line of Miller, to a capped pin set on the east line of Laskala Acres, LLC as described in official record volume 686, page 1430.
- 4) **N 02° 17' 49" E 369.99 feet**, along the east line of Laskala Acres, LLC, to a capped pin set at the southwest corner of Aden A. and Marie J. Hershberger as described in official record volume 851, page 2182.
- 5) **S 86° 42' 51" E 1317.47 feet**, along the south line of Hershberger, to a point on the east line of the quarter section and in Nonpariel Road – witnessed by a capped reference pin found N 86° 42' 51" W 30.00 feet.

Troyer description of 9.591 acres in Section 11, T-14N, R-13W, Franklin Twp.,
Wayne County, Ohio

6) S 02° 14' 09" W 150.00 feet, along the east line of the quarter section and in Nonpariel Road, to the Point of Beginning.

This parcel contains 9.591 acres and is benefitted by the easement described in official record volume ____, page ____.

Prior Instrument: Official record volume 851, page 2151.

Permanent Parcel #: 30-00156.008

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in August 2018, 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 WWpage 170.

All bearings are related and common with record survey WW-2.

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 8/13/18

Edward A. Gasbarre, P.S. 7036

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