

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.

gasbarresurveying@embarqmail.com

June 5, 2019

Grantor(s): Robert M. and Edna I. Troyer
11200 S. Kansas Road
Orrville, Ohio 44667

Grantee(s): Alan M. and Anna Troyer

BOUNDARY DESCRIPTION

1.136 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 13, T-16N, R-12W.**

Being part of the land described in a deed to **Robert M. and Edna I. Troyer** recorded in official record volume 871, page 1059 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in the intersection of Ely Road (Township Road 163) and Kansas Road (Township Road 179) marking the center of Section 13.

Thence N 04° 33' 00" E 710.00 feet, along the east line of the quarter section and in Kansas Road, to the northeast corner of Leroy M. Troyer as described in official record volume 870, page 1790 - witnessed by a capped reference pin found N 87° 13' 57" W 30.00 feet.

Thence N 87° 13' 57" W 482.79 feet, along the north line of Troyer, to the **Point of Beginning** for the parcel herein described.

Thence with the following SIX courses:

- 1) **N 87° 13' 57" W 434.65 feet**, along the north line of Troyer, to a capped pin set at the northwest corner thereof.
- 2) **S 04° 33' 00" W 285.00 feet**, along the west line of Troyer, to a capped pin set on the north line of Alan M. and Anna Troyer as described in official record volume 895, page 1032.
- 3) **N 87° 13' 57" W 49.34 feet**, along the north line of Troyer, to a 5/8 inch diameter steel pin found at the northwest corner thereof.
- 4) **N 05° 20' 16" E 360.19 feet** to a capped pin set on the south line of Henry M. and Katie W. Hershberger as described in official record volume 876, page 601.

Troyer description of 1.136 acres in Section 13, T-16N, R-12W, East Union Township,
Wayne County, Ohio

- 5) **S 87° 13' 57" E 480.07 feet**, along the south line of Hershberger and the extension thereof, to a capped pin set on the south line of Willow Spring Properties, LLC as described in official record volume 857, page 121.
- 6) **S 05° 20' 16" W 75.04 feet** to the **Point of Beginning**.

This parcel contains 1.136 acres and has no frontage on any public way.

Prior Instrument: official record volume 871, page 1059.

Permanent Parcel #: part of 27-00226.005

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June 2019, 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 ____, page ____.

WW 409

All bearings are related and common with record survey VV-794.

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.

 6/05/19

Edward A. Gasbarre, P.S. 7036

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June 5, 2019

Grantor(s): Leroy M. Troyer
1673 S. Kansas Road
Orrville, Ohio 44667

Grantee(s): Alan M. and Anna Troyer

BOUNDARY DESCRIPTION

2.830 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 13, T-16N, R-12W.**

Being part of the land described in a deed to **Leroy M. Troyer** recorded in official record volume 870, page 1790 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in the intersection of Ely Road (Township Road 163) and Kansas Road (Township Road 179) marking the center of Section 13.

Thence N 04° 33' 00" E 425.00 feet, along the east line of the quarter section and in Kansas Road, to the northeast corner of Martin E. and Sarah D. Troyer as described in official record volume 69, page 519 - witnessed by a 3/4 inch diameter steel reference pipe found N 87° 13' 57" W 20.13 feet.

Thence N 87° 13' 57" W 486.71 feet, along the north line of Troyer and the extension thereof, to a capped pin set on the north line of Aaron M. and Ella Troyer as described in official record volume 829, page 1241 - the **Point of Beginning** for the parcel herein described.

Thence with the following **FOUR** courses:

- 1) **N 87° 13' 57" W 430.73 feet**, along the north line of Troyer and the extension thereof, to a capped pin set on the north line of Alan M. and Anna Troyer as described in official record volume 829, page 1241.
- 2) **N 04° 33' 00" E 285.00 feet**, along the west line of Troyer, to a capped pin set at the northwest corner thereof.
- 3) **S 87° 13' 57" E 434.65 feet**, along the north line of Troyer, to a point.
- 4) **S 05° 20' 16" W 285.15 feet** to the **Point of Beginning**.

This parcel contains 2.830 acres and has no frontage on any public way.

Troyer description of 2.830 acres in Section 13, T-16N, R-12W, East Union Township,
Wayne County, Ohio

Prior Instrument: official record volume 870, page 1790.

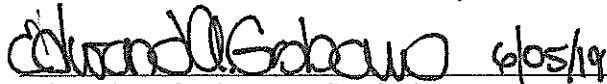
Permanent Parcel #: part of 27-00226.003

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June 2019, 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 __, page __.

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All bearings are related and common with record survey VV-794.

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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June 5, 2019

Grantor(s): Alan M. and Anna Troyer
11212 Ely Road
Orrville, Ohio 44667

Grantee(s):

BOUNDARY DESCRIPTION

6.628 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 13, T-16N, R-12W.**

Being all of the land described in deeds to **Alan M. and Anna Troyer** recorded in official record volume 895, page 1032, official record volume ____, page ____ 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 Ely Road (Township Road 163) and Kansas Road (Township Road 179) marking the center of Section 13.

Thence N 88° 09' 27" W 683.11 feet, along the south line of the quarter section and in Ely Road, to the southwest corner of Aaron M. and Ella Troyer as described in official record volume 829, page 1241, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin marked "Rudolph 6449" found N 05° 18' 30" E 29.96 feet.

Thence with the following EIGHT courses:

- 1) **N 88° 09' 27" W 290.35 feet**, in Ely Road and along the south line of the quarter section, to a 5/8 inch diameter steel pin found at the southeast corner of REMA Holdings, LLC as described in official record volume 808, page 1952 – witnessed by a capped reference pin set N 05° 20' 16" E 20.00 feet.
- 2) **N 05° 20' 16" E 801.14 feet**, along the east line of REMA Holdings, LLC and the extension thereof, to a capped pin set on the south line of Henry M. and Katie W. Hershberger as described in official record volume 876, page 601.
- 3) **S 87° 13' 57" E 480.07 feet**, along the south line of Hershberger and the extension thereof, to a capped pin set on the south line of Willow Springs Properties, LLC as described in official record volume 857, page 121.
- 4) **S 05° 20' 16" W 360.19 feet** to a capped pin set on the north line of the previously mentioned Aaron M. and Ella Troyer.

Troyer description of 6.628 acres in Section 13, T-16N, R-12W, East Union Township,
Wayne County, Ohio

- 5) **N 87° 13' 57" W 230.20 feet**, along the north line of Troyer, to a wood corner post found at the northwest corner thereof.
- 6) **S 05° 21' 38" W 276.16 feet**, along the westerly line of Troyer, to a mag nail found.
- 7) **S 84° 40' 06" E 40.22 feet**, along the westerly line of Troyer, to a 5/8 inch diameter steel pin found.
- 8) **S 05° 18' 30" W 158.30 feet**, along the westerly line of Troyer, to the **Point of Beginning**.

This parcel contains 6.628 acres.

Prior Instrument: official record volume 895, page 1032, official record volume ____, page ____ and official record volume ____, page ____.


Permanent Parcel #: all of 27-01124.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June 2019, 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 ____, page ____.

WW 409

All bearings are related and common with record survey VV-794.

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.

 6/05/19
Edward A. Gasbarre, P.S. 7036

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June 5, 2019

Grantor(s): Robert M. and Edna I. Troyer
11200 S. Kansas Road
Orrville, Ohio 44667

Grantee(s): Leroy M. Troyer

BOUNDARY DESCRIPTION

0.830 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 13, T-16N, R-12W.**

Being part of the land described in a deed to **Robert M. and Edna I. Troyer** recorded in official record volume 871, page 1059 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in the intersection of Ely Road (Township Road 163) and Kansas Road (Township Road 179) marking the center of Section 13.

Thence N 04° 33' 00" E 710.00 feet, along the east line of the quarter section and in Kansas Road, to the northeast corner of Leroy M. Troyer as described in official record volume 870, page 1790, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found N 87° 13' 57" W 30.00 feet.

Thence with the following FOUR courses:

- 1) **N 87° 13' 57" W 482.79 feet** to a point.
- 2) **N 05° 20' 16" E 75.04 feet** to a capped pin set on the south line of Willow Spring Properties, LLC as described in official record volume 857, page 121.
- 3) **S 87° 13' 57" E 481.75 feet**, along the south line of Willow Spring Properties, LLC, to a point on the east line of the quarter section and in Kansas Road – witnessed by a capped reference pin found N 87° 13' 57" W 30.00 feet.
- 4) **S 04° 33' 00" W 75.00 feet**, along the east line of the quarter section and in Kansas Road, to the **Point of Beginning.**

This parcel contains 0.830 acres.

Prior Instrument: official record volume 871, page 1059.

Permanent Parcel #: part of 27-00226.005

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June 2019, 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 ___, page ___.

WW 409

All bearings are related and common with record survey VV-794.

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 6/6/19
Edward A. Gasbarre, P.S. 7036

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June 5, 2019

Grantor(s): Leroy M. Troyer
1673 S. Kansas Road
Orrville, Ohio 44667

Grantee(s):

BOUNDARY DESCRIPTION

4.000 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 13, T-16N, R-12W.**

Being part of the land described in deeds to **Leroy M. Troyer** recorded in official record volume 870, page 1790 and all of the land described in 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 Ely Road (Township Road 163) and Kansas Road (Township Road 179) marking the center of Section 13.

Thence N 04° 33' 00" E 425.00 feet, along the east line of the quarter section and in Kansas Road, to the northeast corner of Martin E. and Sarah D. Troyer as described in official record volume 69, page 519, the **Point of Beginning** for the parcel herein described - witnessed by a 3/4 inch diameter steel reference pipe found N 87° 13' 57" W 20.13 feet.

Thence with the following **FOUR** courses:

- 1) **N 87° 13' 57" W 486.71 feet**, along the north line of Troyer and the extension thereof, to a capped pin set on the north line of Aaron M. and Ella Troyer as described in official record volume 829, page 1241.
- 2) **N 05° 20' 16" E 360.19 feet** to a capped pin set on the south line of Willow Spring Properties, LLC as described in official record volume 857, page 121.
- 3) **S 87° 13' 57" E 481.75 feet**, along the south line of Willow Spring Properties, LLC, to a point on the east line of the quarter section and in Kansas Road – witnessed by a capped reference pin found N 87° 13' 57" W 30.00 feet.
- 4) **S 04° 33' 00" W 360.00 feet**, along the east line of the quarter section and in Kansas Road, to the **Point of Beginning**.

Troyer description of 4.000 acres in Section 13, T-16N, R-12W, East Union Township,
Wayne County, Ohio

This parcel contains 4.000 acres.

Prior Instrument: official record volume 870, page 1790 and official record volume ___, page ___.

Permanent Parcel #: all of 27-00226.003

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June 2019, 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 ___, page ___.

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All bearings are related and common with record survey VV-794.

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.

 6/05/19
Edward A. Gasbarre, P.S. 7036

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Edward A. Gasbarre, P.S.

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June 5, 2019

Grantor(s): REMA Holding, LLC
10864 Ely Road
Orrville, Ohio 44667

Grantee(s): Robert M. and Edna I. Troyer

BOUNDARY DESCRIPTION

0.304 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 13, T-16N, R-12W.**

Being part of the land described in a deed to **REMA Holdings, LLC** recorded in official record volume 808, page 1952 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in the intersection of Ely Road (Township Road 163) and Kansas Road (Township Road 179) marking the center of Section 13.

Thence N 88° 09' 27" W 973.46 feet, along the south line of the quarter section and in Ely Road, to a 5/8 inch diameter steel pin found at the southwest corner of Alan M. and Anna Troyer as described in official record volume 895, page 1032, the **Point of Beginning** for the parcel herein described – witnessed by a 5/8 inch diameter steel reference pin set N 05° 20' 16" E 20.00 feet.

Thence with the following FOUR courses:

- 1) **N 88° 09' 27" W 30.06 feet**, in Ely Road and along the south line of the quarter section, to a point – witnessed by a capped reference pin set N 05° 20' 16" E 20.06 feet.
- 2) **N 05° 20' 16" E 441.15 feet** to a capped pin set on the south line of Robert M. and Edna I. Troyer as described in official record volume 871, page 1059.
- 3) **S 87° 47' 13" E 30.04 feet**, along a south line of Troyer, to a 5/8 inch diameter steel pin found at the northwest corner of the previously mentioned Alan M. and Anna Troyer.
- 4) **S 05° 20' 16" W 440.95 feet**, along the west line of Troyer, to the **Point of Beginning**.

This parcel contains 0.304 acres.

Rema description of 0.304 acres in Section 13, T-16N, R-12W, East Union Township,
Wayne County, Ohio

Prior Instrument: official record volume 808, page 1952.

Permanent Parcel #: part of 27-01124.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June 2019, 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 ____, page ____.

WW 409

All bearings are related and common with record survey VV-794.

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 6/05/19

Edward A. Gasbarre, P.S. 7036

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Edward A. Gasbarre, P.S.

gasbarresurveying@embarqmail.com

June 5, 2019

Grantor(s): Robert M. and Edna I. Troyer
11200 S. Kansas Road
Orrville, Ohio 44667

Grantee(s):

BOUNDARY DESCRIPTION

5.365 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 13, T-16N, R-12W.**

Being part of the land described in deeds to **Robert M. and Edna I. Troyer** recorded in official record volume 871, page 1059 and all of the land described in 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 Ely Road (Township Road 163) and Kansas Road (Township Road 179) marking the center of Section 13.

Thence N 88° 09' 27" W 973.46 feet, along the south line of the quarter section and in Ely Road, to a 5/8 inch diameter steel pin found at the southwest corner of Alan M. and Anna Troyer as described in official record volume 895, page 1032, the **Point of Beginning** for the parcel herein described – witnessed by a 5/8 inch diameter steel reference pin set N 05° 20' 16" E 20.00 feet.

Thence with the following SIX courses:

- 1) **N 88° 09' 27" W 30.06 feet**, in Ely Road and along the south line of the quarter section, to a point – witnessed by a capped reference pin set N 05° 20' 16" E 20.06 feet.
- 2) **N 05° 20' 16" E 441.15 feet** to a capped pin set on a north line of REMA Holdings, LLC as described in official record volume 808, page 1952.
- 3) **N 87° 47' 13" W 532.70 feet**, along a north line of REMA Holdings, LLC, to a capped pin set.
- 4) **N 08° 43' 35" W 372.74 feet**, along the easterly line of REMA Holdings, LLC, to a point in a stream at the southwest corner of Henry M. and Katie W. Hershberger as described in official record volume 876, page 601 – witnessed by a capped reference pin set S 87° 13' 57" E 60.57 feet.
- 5) **S 87° 13' 57" E 653.14 feet**, along the south line of Hershberger, to a capped pin set.

Troyer description of 5.365 acres in Section 13, T-16N, R-12W, East Union Township,
Wayne County, Ohio

- 6) **S 05° 20' 16" W 801.14 feet**, in part along the west line of the previously mentioned Alan M. and Anna Troyer, to the **Point of Beginning**.

This parcel contains 5.365 acres.

Prior Instrument: official record volume 871, page 1059 and official record volume ____, page ____.

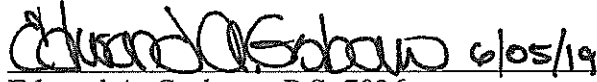
Permanent Parcel #: all of 27-00226.005

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June 2019, 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 ____, page ____.

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All bearings are related and common with record survey VV-794.

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.

 6/05/19
Edward A. Gasbarre, P.S. 7036

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