

Grantor(s): **John B. and Ella E. Kauffman**
2631 S. Carr Road
Apple Creek, Ohio 44606

March 18, 2020

Boundary Description
9.674 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northeast and northwest quarters of Section 23, T-16N, R-12W.**

Being part of the land described in deeds to **John B. and Ella E. Kauffman** recorded in official record volume 242, page 529, official record volume 242, page 533 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a capped pin set marking the southeast corner of the northwest quarter of Section 23.

Thence N 01° 55' 00" E 755.81 feet, along the east line of the quarter section, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following THIRTEEN courses:

- 1) **N 88° 19' 00" W 203.74 feet** to a capped pin set.
- 2) **N 01° 55' 00" E 367.13 feet** to a capped pin set.
- 3) **S 88° 15' 58" W 105.36 feet** to a capped pin found at a southeast corner of David H. and Laura A. Troyer as described in official record volume 905, page 1396.
- 4) **N 01° 55' 00" E 213.06 feet**, along the east line of Troyer, to a capped pin set.
- 5) **S 88° 52' 36" E 193.25 feet**, along a south line of Paul E. and Edna Miller as described in deed volume 686, page 545, to a one inch diameter steel pipe marked "Gute" found.
- 6) **N 00° 27' 40" W 531.50 feet**, along a west line of John B. and Ella E. Kauffman as described in official record volume 242, page 529 and official record volume 242, page 533, to a point in Lautenschlager Road (Township Road 158) – witnessed by a 3/4 inch diameter steel reference pipe marked "Gute" found S 00° 27' 40" E 17.78 feet.
- 7) **S 89° 57' 43" E 461.29 feet**, along a north line of Kauffman, in Lautenschlager Road and passing into the northeast quarter at a distance of 132.34 feet, to a railroad spike set.

- 8) **S 89° 43' 20" E 327.96 feet**, along a north line of Kauffman and in Lautenschlager Road, to a railroad spike found in the intersection of Carr Road (County Road 94-A) on the westerly line of Mervin A. and Barbara A. Hershberger as described in official record volume 468, page 1828.
- 9) **S 16° 34' 16" W 282.30 feet**, along the westerly line of Hershberger and in Carr Road, to the northeast corner of Christy A. and Anna A. Miller as described in official record volume 253, page 344 – witnessed by a capped reference pin set N 88° 38' 07" W 25.90 feet.
- 10) **N 88° 38' 07" W 381.43 feet**, along the north line of Miller, to a 5/8 inch diameter steel pin found.
- 11) **S 07° 23' 21" W 277.27 feet**, along the west line of Miller, to a point on the north line of Wayne J. and Fannie Mae Weaver as described in deed volume 712, page 190 – witnessed by a capped pin marked "Rudolph 6449" found N 07° 23' 21" E 0.60 feet.
- 12) **N 88° 27' 58" W 171.89 feet**, along the north line of Weaver, to a railroad tie post found on the west line of the quarter section – witnessed by capped reference pins set S 01° 55' 00" W 2.00 feet and N 88° 52' 36" W 2.00 feet.
- 13) **S 01° 55' 00" W 576.94 feet**, along the west line of the quarter section, to the **Point of Beginning**.

This parcel contains 9.674 acres; of which 4.956 acres lie in the northeast quarter and 4.718 acres lie in the northwest quarter of Section 23.

Prior Instrument: official record volume 242, page 529, official record volume 242, page 533 and official record volume ____, page ____.

Permanent Parcel #: part of 27-01531.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in March 2020, 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 640.

All bearings are related and common with record survey WW-572.

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.