

BOUNDARY DESCRIPTION
9.353 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **southwest and southeast quarters of Section 8 and northwest and northeast quarters of Section 17, T-16N, R-11W.**

Being part of the land described in a deed to **Andy R. and Miriam E. Troyer** recorded in official record volume 878, page 476 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pin found marking the northwest corner of the northeast quarter of Section 17.

Thence S 85° 39' 42" E 498.00 feet, along the north line of the quarter section, to a capped pin found on a westerly line of Eli N. and Ella Troyer as described in official record volume 926, page 3333, the **Point of Beginning** for the parcel herein described.

Thence with the following FIFTEEN courses:

- 1) **S 04° 20' 18" W 11.93 feet**, along a westerly line of Troyer, to a railroad spike found.
- 2) **S 39° 02' 32" E 81.50 feet**, along a westerly line of Troyer, to a capped pin found.
- 3) **S 04° 28' 05" W 668.56 feet**, along a westerly line of Troyer, to a railroad spike found in Arnold Road (Township Road 131) on a northerly line of Venture Heritage Farm LLC as described in official record volume 928, page 2243.
- 4) **N 82° 41' 20" W 30.04 feet**, in Arnold Road and along a northerly line of Venture Heritage Farm LLC, to a point – witnessed by a capped reference pin set N 4° 28' 05" E 30.08 feet.
- 5) **N 04° 28' 05" E 418.81 feet**, along the east line of Ervin A. and Ada E. Miller as described in official record volume 909, page 1763, to a capped pin found.
- 6) **N 85° 42' 07" W 586.89 feet**, along the north line of Miller, the extension thereof and passing into the northwest quarter at a distance of 510.21 feet, to a capped pin marked "Rudolph 6449" found.
- 7) **N 03° 47' 05" E 70.00 feet**, along the east line of Jessica Collins as described in official record volume 669, page 1554, to a 1/2 inch diameter steel pin found at the northeast corner thereof.
- 8) **N 86° 35' 43" W 147.19 feet**, along the north line of Collins, to a capped pin set at the northwest corner thereof.
- 9) **N 03° 47' 22" E 34.12 feet**, along the east line of Lance D. Lehman and Krista J. Wenger-Lehman as described in official record volume 824, page 676, to a capped pin marked "Poggemeyer" found at the northeast corner thereof.

- 10) **N 86° 39' 14" W 196.10 feet**, along the north line of Lehman, to a 1/2 inch diameter steel pin found at the northwest corner thereof.
- 11) **S 03° 45' 45" W 26.72 feet**, along the west line of Lehman, to a one inch diameter steel pipe found at the northeast corner of Matthew C. and Aubrey Neuenschwander as described in official record volume 925, page 141.
- 12) **N 87° 02' 56" W 246.33 feet**, along the north line of Neuenschwander, to a capped pin marked "Hinton" found.
- 13) **N 63° 59' 53" E 911.26 feet**, passing into the southwest quarter of Section 8 at a distance of 499.93 feet, to a capped pin set.
- 14) **S 86° 50' 53" E 365.34 feet** to a capped pin set on a westerly line of the previously mentioned Eli N. and Ella Troyer.
- 15) **S 04° 20' 18" W 213.73 feet**, along a westerly line of Troyer, to the **Point of Beginning**.

This parcel contains 9.353 acres; of which 0.316 acres lie in the southwest quarter and 2.282 acres lie in the southeast quarter of Section 8 and 2.505 acres lie in the northwest quarter and 4.250 acres lie in the northeast quarter of Section 17.

This parcel is subject to the access easement described in deed volume 711, page 648.

Prior Instrument: official record volume 878, page 476. ; 08 Pg.

Permanent Parcel #: part of 47-00139.000, part of 47-01484.001 and all of 47-01484.004.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 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 806

All bearings are related and common with record survey MM-237.

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 4/29/24

Edward A. Gasbarre, P.S. 7036

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