

BOUNDARY DESCRIPTION

64.013 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southwest quarter of Section 2, T-16N, R-12W**.

Being part of the land described in a deed to **Marvin J. and Vera M. Troyer** recorded in official record volume 542, page 2587 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pin found in McQuaid Road (County Road 416) marking the northwest corner of the southwest quarter of Section 2.

Thence S 88° 39' 34" E 251.08 feet, along the north line of the quarter section and in McQuaid Road, to a mag spike set at the **Point of Beginning** for the parcel herein described.

Thence with the following TWELVE courses:

- 1) **S 88° 39' 34" E 791.90 feet**, along the north line of the quarter section and in McQuaid Road, to a 5/8 inch diameter steel pin found at the northwest corner of Mark K. and Betty J. Steiner, Trustees as described in official record volume 853, page 589 – witnessed by a capped reference pin set S 01° 25' 30" W 30.00 feet.
- 2) **S 01° 25' 30" W 730.00 feet**, along the west line of Steiner, to a capped pin set.
- 3) **S 88° 39' 34" E 299.85 feet**, along the south line of Steiner, to a capped pin set on the west line of Atlee E. and Esther M. Keim as described in official record volume 489, page 749.
- 4) **S 01° 25' 30" W 1939.88 feet**, along the west line of Keim and the extension thereof, to a 5/8 inch diameter steel pin found on the south line of the quarter section.
- 5) **N 89° 06' 21" W 521.20 feet**, along the south line of the quarter section, to a capped pin found at the southeast corner of Martin L. and Fannie A. Schlabach as described in official record volume 792, page 1465.
- 6) **N 00° 32' 34" E 329.99 feet**, along an easterly line of Schlabach, to a 5/8 inch diameter steel pin found.
- 7) **N 89° 06' 21" W 228.40 feet**, along a northerly line of Schlabach, to a capped pin found.
- 8) **N 01° 33' 37" E 297.95 feet**, along an easterly line of Schlabach, to a point in a stream – witnessed by a capped reference pin found S 01° 33' 37" W 48.54 feet.

- 9) **N 10° 02' 04" E 203.64 feet**, along an easterly line of Marvin J. and Vera M. Troyer as described in official record volume 899 page 4280, to a capped pin found.
- 10) **S 82° 13' 18" W 626.14 feet**, along the north line of Troyer, to a point on the west line of the quarter section and in Swinehart Road (Township Road 145) – witnessed by a 5/8 inch diameter steel reference pin found N 82° 13' 18" E 22.58 feet.
- 11) **N 01° 23' 13" E 1580.52 feet**, along the west line of the quarter section and in Swinehart Road, to an easterly corner of Nathan David Pompey as described in official record volume 745, page 2497 – witnessed by a 5/8 inch diameter steel pin found N 84° 48' W 0.6 feet.
- 12) **N 35° 52' 47" E 443.37 feet**, in Swinehart Road, along an easterly line of Pompey and the extension thereof, to the **Point of Beginning**.

This parcel contains 64.013 acres.

Prior Instrument: official record volume 542, page 2587.

Permanent Parcel #: all of 27-01133.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June of 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 ~~884~~

All bearings are related and common with record survey VV-211.

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.

 6/10/24

Edward A. Gasbarre, P.S. 7036

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Lot Closure Report - Lot : Boundary

MJ_Troyer Retracement

file- H:\ADAT4\AJOB5\2K24\job013\224013_EAG.ms\lc_Boundary.txt
Monday, June 10, 2024, 8:43:52a.m.

Starting location (North, East) = (4842.365, 7569.902)

(In the table below, the Length of Curves refers to the chord length.
and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S88°39'34"E	791.900	No	4823.838	8361.585
2	Line	S01°25'30"W	730.000	No	4094.064	8343.431
3	Line	S88°39'34"E	299.850	No	4087.049	8643.199
4	Line	S01°25'30"W	1939.880	No	2147.769	8594.958
5	Line	N89°06'21"W	521.200	No	2155.903	8073.821
6	Line	N00°32'34"E	329.990	No	2485.878	8076.947
7	Line	N89°06'21"W	228.400	No	2489.442	7848.575
8	Line	N01°33'37"E	297.950	No	2787.282	7856.688
9	Line	N10°02'04"E	203.640	No	2987.807	7892.170
10	Line	S82°13'18"W	626.140	No	2903.064	7271.791
11	Line	N01°23'13"E	1580.520	No	4483.121	7310.047
12	Line	N35°52'47"E	443.370	No	4842.361	7569.899

Ending location (North, East) = (4842.361, 7569.899)

Total Distance : 7992.840
Total Traverse Stations : 13
Misclosure Direction : N38°03'16"E (from ending location to starting location)
Misclosure Distance : 0.004
Error of Closure : 1:1833799.0
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 2788404.798 sq. ft. (straight segment added to close traverse)
= 64.012966 Acres
