

BOUNDARY DESCRIPTION
62.634 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southeast quarter of Section 11** and the **southwest quarter of Section 12, T-16N, R-12W.**

Being part of the land described in a deed to **Jonathan N. Troyer and Jodi R. Troyer** recorded in official record volume 959, page 1067 of the Wayne County records.

Described as follows:

Beginning at a 1-1/2 inch diameter steel pin found marking the southeast corner of Section 11.

Thence with the following FIFTEEN courses:

- 1) **S 88° 39' 20" W 481.54 feet**, along the south line of the quarter section, to a one inch diameter steel pipe found in Carr Road (County Road 94-A) – witnessed by a capped reference pin set N 88° 39' 20" E 28.75 feet.
- 2) **N 20° 51' 20" E 132.40 feet**, in Carr Road, along the easterly line of Elrox Company LLC as described in official record volume 921, page 5361 and the extension thereof, to a railroad spike found.
- 3) **N 20° 36' 26" E 247.94 feet**, in Carr Road, along the easterly line of Anna E. Troyer as described in official record volume 919, page 4196, official record volume 961, page 1145 and the extension thereof, to a railroad spike found.
- 4) **N 22° 18' 21" E 860.82 feet**, in Carr Road, along the easterly line of Richard A. and Jackie S. Smith as described in official record volume 441, page 871 and the extension thereof, to a point – witnessed by a capped reference pin set N 86° 15' 09" E 31.09 feet.
- 5) **N 86° 15' 09" E 588.26 feet**, passing into the southwest quarter of Section 12 at a distance of 7.76 feet, to a capped pin set.
- 6) **N 00° 37' 46" W 252.06 feet** to a capped pin set.
- 7) **S 87° 21' 50" W 580.00 feet** to a point on the west line of the quarter section and in Carr Road – witnessed by a capped reference pin set N 87° 21' 50" E 23.51 feet.
- 8) **N 00° 37' 46" W 104.63 feet**, along the west line of the quarter section and in Carr Road, to the southwest corner of Paul D. and Laura S. Troyer as described in official record volume 645, page 561 – witnessed by a capped reference pin found N 88° 27' 12" E 13.61 feet.

- 9) N 88° 27' 12" E 475.38 feet, along a southerly line of Troyer, to a capped pin found.
- 10) N 02° 53' 53" W 365.08 feet, along an easterly line of Troyer, to a capped pin set.
- 11) N 20° 50' 22" E 139.01 feet, along an easterly line of Troyer, to a capped pin set.
- 12) N 87° 01' 11" E 280.33 feet, along a southerly line of Troyer, to a stone monument found at a westerly corner of an 88.22 acre tract described in a deed to DRRRVN EZ LLC recorded in official record volume 779, page 2466.
- 13) N 85° 46' 36" E 636.04 feet, along a southerly line of the 88.22 acre tract, to a capped pin marked "Rudolph 6449" found.
- 14) S 00° 12' 37" W 2019.64 feet, along a westerly line of the 88.22 acre tract and the extension thereof, to a stone monument found on the south line of the quarter section.
- 15) S 87° 36' 05" W 1397.70 feet, along the south line of the quarter section, to the **Point of Beginning**.

This parcel contains 62.634 acres of which 6.512 acres lie in the southeast quarter of Section 11 and 56.122 acres lie in the southwest quarter of Section 12.

Prior Instrument: official record volume 959, page 1067.

Permanent Parcel #: all of 27-01103.002

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in October of 2024, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume XX, page 897.

All bearings are related and common with record survey TT-257.

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.

 10/23/24
Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB\2K24\job088\Troyer 62.634 Ac Legal.docx



BOUNDARY DESCRIPTION
3.431 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southeast quarter of Section 11** and the **southwest quarter of Section 12**, T-16N, R-12W.

Being part of the land described in a deed to **Jonathan N. Troyer and Jodi R. Troyer** recorded in official record volume 959, page 1067 of the Wayne County records.

Described as follows:

Commencing at a 1-1/2 inch diameter steel pin found marking the southwest corner of Section 12.

Thence N 00° 37' 46" W 1141.49 feet, along the west line of the quarter section, to a point.

Thence S 86° 15' 09" W 7.76 feet, into the southeast quarter of Section 11, to a point in Carr Road (County Road 94-A) on an easterly line of Eli A. Keim and Clara A. Keim as described in official record volume 947, page 633, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 86° 15' 09" E 31.09 feet.

Thence with the following FIVE courses:

- 1) **N 22° 18' 21" E 19.88 feet**, along an easterly line of Keim and in Carr Road, to a capped pin marked "Rudolph 6449" found on the east line of the quarter section.
- 2) **N 00° 37' 46" W 245.44 feet**, along an easterly line of Keim, in Carr Road and along the east line of the quarter section, to a point – witnessed by a capped reference pin set N 87° 21' 50" E 23.51 feet.
- 3) **N 87° 21' 50" E 580.00 feet** to a capped pin set.
- 4) **S 00° 37' 46" E 252.06 feet** to a capped pin set.
- 5) **S 86° 15' 09" W 588.26 feet** to the **Point of Beginning**.

This parcel contains 3.431 acres; of which 0.002 acres lie in the southeast quarter of Section 11 and 3.429 acres lie in the southwest quarter of Section 12.

Prior Instrument: official record volume 959, page 1067.

Permanent Parcel #: part of 27-01103.002

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in October of 2024, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume XX, page 897.

All bearings are related and common with record survey TT-257.

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 10/23/24

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K24\job088\Troyer 3.431 Ac Legal.docx



Troyer Closure Report 224088

Lot Closure Report - Lot : 62.634 Ac

file- H:\ADAT4\AJOB5\2K24\job088\224088.ms\lc_62.634 Ac.txt

Monday, October 7, 2024, 11:42:14a.m.

Starting location (North, East) = (408599.001, 2172795.603)

(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	N20°51'20"E	132.400	No	408722.726	2172842.739
2	Line	N20°36'26"E	247.940	No	408954.802	2172930.004
3	Line	N22°18'21"E	860.820	No	409751.207	2173256.728
4	Line	N86°15'09"E	588.260	No	409789.656	2173843.731
5	Line	N00°37'46"W	252.060	No	410041.701	2173840.962
6	Line	S87°21'50"W	580.000	No	410015.025	2173261.575
7	Line	N00°37'46"W	104.630	No	410119.649	2173260.426
8	Line	N88°27'12"E	475.380	No	410132.480	2173735.633
9	Line	N02°53'53"W	365.080	No	410497.093	2173717.175
10	Line	N20°50'22"E	139.010	No	410627.009	2173766.627
11	Line	N87°01'11"E	280.330	No	410641.584	2174046.578
12	Line	N85°46'36"E	636.040	No	410688.425	2174680.891
13	Line	S00°12'37"W	2019.640	No	408668.798	2174673.479
14	Line	S87°36'05"W	1397.700	No	408610.302	2173277.004
15	Line	S88°39'20"W	481.540	No	408599.004	2172795.596

Ending location (North, East) = (408599.004, 2172795.596)

Total Distance : 8560.830
Total Traverse Stations : 16
Misclosure Direction : S63°03'06"E (from ending location to starting location)
Misclosure Distance : 0.007
Error of Closure : 1:1147712.5
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 2728341.201 sq. ft. (straight segment added to close traverse)

= 62.634096 Acres

Lot Closure Report - Lot : 3.431 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N22°18'21"E	19.880	No	409769.600	2173264.274
2	Line	N00°37'46"W	245.440	No	410015.025	2173261.578
3	Line	N87°21'50"E	580.000	No	410041.701	2173840.964
4	Line	S00°37'46"E	252.060	No	409789.656	2173843.733
5	Line	S86°15'09"W	588.260	No	409751.208	2173256.731

Ending location (North, East) = (409751.208, 2173256.731)

Total Distance : 1685.640
Total Traverse Stations : 6
Misclosure Direction : S88°13'43"W (from ending location to starting location)
Misclosure Distance : 0.002
Error of Closure : 1:748582.8
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 149439.702 sq. ft. (straight segment added to close traverse)

= 3.430664 Acres

Lot Closure Report - Lot : 0.002 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N22°18'21"E	19.880	No	409769.600	2173264.276
2	Line	S00°37'46"E	17.880	No	409751.721	2173264.473
3	Line	S86°15'09"W	7.760	No	409751.214	2173256.729

Ending location (North, East) = (409751.214, 2173256.729)

Total Distance : 45.520
 Total Traverse Stations : 4
 Misclosure Direction : S13°36'36"E (from ending location to starting location)
 Misclosure Distance : 0.006
 Error of Closure : 1:7034.1
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 69.234 sq. ft. (straight segment added to close traverse)
= 0.001589 Acres

Lot Closure Report - Lot : 3.429 Ac

file- H:\ADAT4\AJOB5\2K24\job088\224088.ms\lc_3.429 Ac.txt

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N00°37'46"W	263.320	No	410015.025	2173261.580
2	Line	N87°21'50"E	580.000	No	410041.701	2173840.966
3	Line	S00°37'46"E	252.060	No	409789.656	2173843.735
4	Line	S86°15'09"W	580.500	No	409751.715	2173264.476

Ending location (North, East) = (409751.715, 2173264.476)

Total Distance : 1675.880
 Total Traverse Stations : 5
 Misclosure Direction : N31°14'38"W (from ending location to starting location)
 Misclosure Distance : 0.007
 Error of Closure : 1:230356.4
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 149370.418 sq. ft. (straight segment added to close traverse)
= 3.429073 Acres

Lot Closure Report - Lot : 6.512 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N20°51'20"E	132.400	No	408722.729	2172842.732
2	Line	N20°36'26"E	247.940	No	408954.805	2172929.997
3	Line	N22°18'21"E	860.820	No	409751.211	2173256.722
4	Line	N86°15'09"E	7.760	No	409751.718	2173264.465
5	Line	S00°37'46"E	1141.490	No	408610.297	2173277.005
6	Line	S88°39'20"W	481.540	No	408598.999	2172795.598

Ending location (North, East) = (408598.999, 2172795.598)

Total Distance : 2871.950
 Total Traverse Stations : 7
 Misclosure Direction : N15°31'30"W (from ending location to starting location)
 Misclosure Distance : 0.006
 Error of Closure : 1:496647.4
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 283695.832 sq. ft. (straight segment added to close traverse)
= 6.512760 Acres

Lot Closure Report - Lot : 56.122 Ac

file- H:\ADAT4\AJOB5\2K24\job088\224088.ms\lc_56.122 Ac.txt
Monday, October 7, 2024, 12:42:12p.m.

Starting location (North, East) = (408610.297, 2173277.005)

(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	N00°37'46"W	1141.490	No	409751.718	2173264.465
2	Line	N86°15'09"E	580.500	No	409789.659	2173843.724
3	Line	N00°37'46"W	252.060	No	410041.704	2173840.955
4	Line	S87°21'50"W	580.000	No	410015.028	2173261.569
5	Line	N00°37'46"W	104.630	No	410119.652	2173260.419
6	Line	N88°27'12"E	475.380	No	410132.483	2173735.626
7	Line	N02°53'53"W	365.080	No	410497.096	2173717.168
8	Line	N20°50'22"E	139.010	No	410627.012	2173766.621
9	Line	N87°01'11"E	280.330	No	410641.587	2174046.572
10	Line	N85°46'36"E	636.040	No	410688.428	2174680.885
11	Line	S00°12'37"W	2019.640	No	408668.802	2174673.472
12	Line	S87°36'05"W	1397.700	No	408610.306	2173276.997

Ending location (North, East) = (408610.306, 2173276.997)

Total Distance : 7971.860
Total Traverse Stations : 13
Misclosure Direction : S42°28'43"E (from ending location to starting location)
Misclosure Distance : 0.012
Error of Closure : 1:656776.3
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 2444649.772 sq. ft. (straight segment added to close traverse)

= 56.121436 Acres