

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.

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November 2, 2018

Miller_Legal_7.029Ac.docx

Grantor(s): **Aden A. and Mary Ann Troyer**
11461 Salt Creek Road
Fredericksburg, OH 44627

Grantee(s):

Boundary Description
7.029 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the northwest quarter of **Section 21, T-15N, R-12W**.

Being part of the land described in a deed to **Aden A. and Mary Ann Troyer** recorded in official record volume 429, page 1674 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch by 3/4 inch iron bar found in the intersection of Apple Creek Road (Township Road 44) and Frease Road (Township Road 340) marking the northwest corner of the northwest quarter of Section 21.

Thence S 04°02'19" W 1069.20 feet, along the west line of the quarter section and in Apple Creek Road, to the southwest corner of Wayne W. and Naomi J. Hostetler as described in official record volume 824, page 188, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 81° 22' 54" E 38.51 feet.

Thence with the following THIRTEEN courses:

- 1) **S 81° 22' 54" E 1306.26 feet**, along the south line of Hostetler and the extension thereof, to a capped pin set at a southwesterly corner of Joseph L. and Esther Yoder as described in official record volume 682, page 1281.
- 2) **S 03° 01' 46" W 541.86 feet**, along a west line of Yoder, to a capped pin set at the northeast corner of Joni J. and Emma Zook as described in official record volume 738, page 362.
- 3) **N 76° 28' 50" W 700.65 feet**, along the north line of Zook, to a capped pin set.
- 4) **S 03° 58' 15" W 162.05 feet**, along the west line of Zook, to a capped pin set.
- 5) **N 78° 02' 44" W 15.15 feet** to a capped pin set at a southeast corner of David J. and Mary D. Miller as described in official record volume 792, page 1691.

The following SEVEN courses (courses 6 through 12) follow the lines of Miller

- 6) N 03° 58' 15" E 200.03 feet to a capped pin set.
- 7) S 78° 02' 44" E 22.45 feet to a capped pin set.
- 8) S 76° 28' 50" E 514.15 feet to a capped pin set.
- 9) N 03° 01' 46" E 385.26 feet to a capped pin set.
- 10) N 81° 22' 54" W 491.12 feet to a capped pin set.
- 11) S 05° 51' 26" W 129.78 feet to a capped pin set.
- 12) N 78° 52' 14" W 639.30 feet to a point on the west line of the quarter section and in Apple Creek Road – witnessed by a capped reference pin set S 78° 52' 14" E 15.94 feet.
- 13) N 04° 02' 19" E 204.76 feet, along the west line of the quarter section and in Apple Creek Road, to the **Point of Beginning**.

This parcel contains 7.029 acres, the majority of which lies within a known floodplain.

Prior Instrument: Official record volume 429, page 1674.

Permanent Parcel #: part of 45-00124.003

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in November 2018, 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 WWpage 227.

All bearings are related and common with record survey RR-819.

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.

 11/02/18

Edward A. Gasbarre, P.S. 7036

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DOESN'T MEET STATE STANDARDS
FOR MARGINS.

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November 2, 2018

Miller_Legal_12.058Ac.docx

Grantor(s): **David J. and Mary D. Miller**
9902 Apple Creek Road
Apple Creek, OH 44606

Grantee(s):

Boundary Description
12.058 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the northwest quarter of **Section 21, T-15N, R-12W.**

Being part of the land described in a deed to **David J. and Mary D. Miller** recorded in official record volume 792, page 1691 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 by 3/4 inch iron bar found in Apple Creek Road (Township Road 44) and Frease Road (Township Road 340) marking the northwest corner of the northwest quarter of Section 21.

Thence S 04°02'19" W 1069.20 feet, along the west line of the quarter section and in Apple Creek Road, to the southwest corner of Wayne W. and Naomi J. Hostetler as described in official record volume 824, page 188, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 81° 22' 54" E 38.51 feet.

Thence with the following TEN courses:

- 1) **S 81° 22' 54" E 1306.26 feet**, along the south line of Hostetler and the extension thereof, to a capped pin set at a southwesterly corner of Joseph L. and Esther Yoder as described in official record volume 682, page 1281.
- 2) **S 03° 01' 46" W 541.86 feet**, along a west line of Yoder, to a capped pin set at the northeast corner of Joni J. and Emma Zook as described in official record volume 738, page 362.
- 3) **N 76° 28' 50" W 700.65 feet**, along the north line of Zook, to a capped pin set.
- 4) **S 03° 58' 15" W 162.05 feet**, along the west line of Zook, to a capped pin set.

Troyer description of 12.058 acres in Section 21, T-15N, R-12W, Salt Creek Twp.,
Wayne County, Ohio

- 5) **N 78° 02' 44" W 15.15 feet** to a capped pin set at a southeast corner of David J. and Mary D. Miller as described in official record volume 792, page 1691.
- 6) **N 03° 58' 15" E 200.03 feet**, along an east line of Miller, to a capped pin set.
- 7) **S 78° 02' 44" E 22.45 feet**, along a south line of Miller, to a capped pin set.
- 8) **N 05° 51' 26" E 149.86 feet**, along an east line of Miller, to a capped pin set.
- 9) **N 78° 52' 14" W 637.38 feet**, along a north line of Miller, to a point on the west line of the quarter section and in Apple Creek Road – witnessed by a capped reference pin set
S 78° 52' 14" E 16.31 feet.
- 10) **N 04° 02' 19" E 265.22 feet**, along the west line of the quarter section and in Apple Creek Road, to the **Point of Beginning**.

This parcel contains 12.058 acres, the majority of which lies within a known floodplain.

Prior Instrument: Official record volume 792, page 1691 and official record volume ____, page ____.

Permanent Parcel #: all of 45-00124.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in November 2018, 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 227.

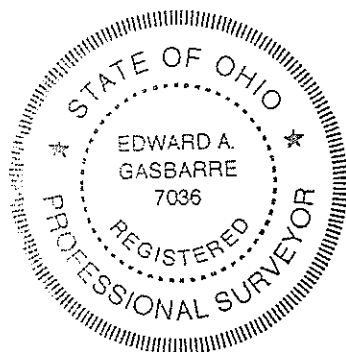
All bearings are related and common with record survey RR-819.

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.

 11/02/18

Edward A. Gasbarre, P.S. 7036

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November 2, 2018

Troyer_Legal_10.657Ac.docx

Grantor(s): **Aden A. and Mary Ann Troyer**
11461 Salt Creek Road
Fredericksburg, OH 44627

Grantee(s):

Boundary Description
10.657 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the northwest quarter of **Section 21, T-15N, R-12W**.

Being part of the land described in a deed to **Aden A. and Mary Ann Troyer** recorded in official record volume 429, page 1674, of the Wayne County records.

Described as follows:

Beginning at a 3/4 inch diameter iron pipe found in the intersection of Apple Creek Road (Township Road 44) and Salt Creek Road (County Road 109) marking the southwest corner of the northwest quarter of Section 21.

Thence with the following SIX courses:

- 1) **N 04° 02' 19" E 985.19 feet**, along the west line of the quarter section and in Apple Creek Road, to a southwest corner of David J. and Mary D. Miller as described in official record volume 792, page 1691 – witnessed by a capped reference pin set **S 78° 02' 44" E 15.81 feet**.
- 2) **S 78° 02' 44" E 626.72 feet**, along a south line of Miller and the extension thereof, to a capped pin set on the west line of Joni J. and Emma Zook as described in official record volume 738, page 362.
- 3) **S 03° 58' 15" W 284.13 feet**, along the west line of Zook, to a capped pin set at the northeast corner of Monroe L. and Miriam R. Weaver as described in official record volume 821, page 37.
- 4) **S 77° 41' 57" W 213.06 feet**, along the north line of Weaver, to a capped pin set.
- 5) **S 03° 58' 15" W 548.07 feet**, along the west line of Weaver, to a point on the south line of the quarter section and in Salt Creek Road – witnessed by a capped reference pin set **N 03° 58' 15" E 30.00 feet**.

Troyer description of 10.657 acres in Section 21, T-15N, R-12W, Salt Creek Twp.,
Wayne County, Ohio

- 6) **N 86° 53' 14" W 417.33 feet**, along the south line of the quarter section and in Salt Creek Road, to the **Point of Beginning**.

This parcel contains 10.657 acres

Prior Instrument: Official record volume 429, page 1674.

Permanent Parcel #: part of 45-00124.003

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in November 2018, 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 WWpage 227.

All bearings are related and common with record survey RR-819.

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.

 11/02/18

Edward A. Gasbarre, P.S. 7036

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