

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.)

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May 2, 2019

Troyer_Legal_31.652AC.docx

Grantor(s): Atlee M. and Rebecca J. Troyer

Grantee(s):

BOUNDARY DESCRIPTION

31.652 Acres

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

Being part of the land described in a deed to **Atlee M. and Rebecca J. Troyer** recorded in official record volume 277, page 28 of the Wayne County records.

Described as follows:

Commencing at a record stone monument in McQuaid Road (County Road 416) marking the northwest corner of the southeast quarter of Section 2.

Thence S 04° 47' 02" W 1187.81 feet, along the west line of the quarter section, to a capped pin set at the southwest corner of CAM Veal LLC as described in official record volume 598, page 2516, the **Point of Beginning** for the parcel herein described – witnessed by a 2 inch diameter steel pipe found N 86° 34' 34" W 5.14 feet.

Thence with the following SIX courses:

- 1) **S 86° 34' 34" E 434.64 feet**, along the south line of CAM Veal LLC, to a 2 inch diameter iron pipe found.
- 2) **N 05° 02' 12" E 166.79 feet**, along the east line of CAM Veal LLC, to a capped pin set.
- 3) **S 85° 31' 56" E 1285.06 feet** to a capped pin set.
- 4) **S 20° 17' 14" W 941.56 feet** to a capped pin set on the north line of Moses A. and Katie M. Miller as described in official record volume 461, page 302.
- 5) **N 85° 59' 14" W 1468.75 feet**, along a north line of Miller, to a capped pin set on the west line of the quarter section – witnessed by a stone monument found N 85° 59' 14" W 8.30 feet.
- 6) **N 04° 47' 02" E 742.88 feet**, along the west line of the quarter section, to the **Point of Beginning**.

This parcel contains 31.652 acres, has no frontage on any public way but is benefited by the access easement described in official record volume ____, page ____.

A portion of this parcel lies within a known floodplain.


Prior Instrument: official record volume 277, page 28

Permanent Parcel #: part of 27-00384.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 2019, 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 WJ page 378

All bearings are related and based on the west line according to record survey SS-422.

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, P.S. 7036
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May 2, 2019

Troyer_Access_Easement.docx

Grantor(s): Melvin A. and Susie A. Troyer

Grantee(s):

Sixty-Foot Wide Access Easement Description

The grantors herein also grant to the grantees, their heirs, successors and assigns, an easement for ingress, egress and utilities, along, across over and under the following described strip of land.

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 **Melvin A. and Susie A. Troyer** recorded in official record volume 843 page 1053 of the Wayne County records.

Described follows:

Commencing at a record stone monument in McQuaid Road (County Road 416) marking the northeast corner of the southwest quarter of Section 2.

Thence N 85° 20' 28" W 20.03 feet, along the north line of the quarter section, to the northwest corner of CAM Veal LLC as described in official record volume 598, page 2516, the **Point of Beginning** for the easement herein described.

Thence with the following SIX courses:

- 1) **S 00° 59' 38" E 198.97 feet**, along a west line of CAM Veal LLC, to a capped pin marked "Baker 6938" found on the east line of the quarter section.
- 2) **S 04° 47' 02" W 1732.69 feet**, along the east line of the quarter section, to a capped pin set.
- 3) **N 85° 12' 58" W 60.00 feet** to a point on the east line of Abe D. and Sarah E. Hershberger as described in official record volume 572, page 2570 – witnessed by a capped pin found S 04° 47' 02" E 33.09 feet.
- 4) **N 04° 47' 02" W 1729.66 feet**, along the east line of Hershberger and the extension thereof, to a capped pin marked "Baker 6938" found at an easterly corner of Joseph Girdlestone and Kelly Ossler as described in official record volume 499, page 1975.

Troyer Sixty Foot Access Easement in Section 2, T-16N, R-12W, East Union Twp.,
Wayne County, Ohio

- 5) N 00° 59' 38" W 201.88 feet, along a northeasterly line of Girdlestone and Ossler, to a point on the north line of the quarter section and in McQuaid Road – witnessed by a capped reference pin marked “Baker 6938” found S 00° 59' 38" E 19.40 feet.
- 6) S 85° 20' 28" E 60.29 feet, along the north line of the quarter section and in McQuaid Road, to the **Point of Beginning**.

Prior Instrument: official record volume 843, page 1053.

Permanent Parcel #: part of 27-01134.002

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 2019, 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 ~~WVA~~ page 378

All bearings are related and based on the east line of the quarter section according to record survey SS-422.

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.

 5/02/19

Edward A. Gasbarre, P.S. 7036

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