

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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October 24, 2019

Yoder\_Legal\_1.500AC.docx

**Grantor(s): Emanuel and Barbara Miller**

**Grantee(s): Mark J. and Mary J. Yoder**

**BOUNDARY DESCRIPTION**  
**1.500 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southeast quarter of Section 18, T-15N, R-12W.**

Being part of the land described in a deed to **Emanuel and Barbara Miller** recorded in official record volume 788, page 2285, of the Wayne County records.

Described as follows:

**Commencing** at a railroad spike found in Carr Road (County Road 94A) marking the northeast corner of the southeast quarter of Section 18.

Thence N 87° 57' 55" W 146.70 feet, along the north line of the quarter section and in Carr Road, to the northeast corner of Emanuel and Barbara Miller as described in official record volume 788, page 2285 – witnessed by a capped reference pin marked "Rudolph 6449" found S 02° 56' 24" W 30.08 feet.

Thence S 02° 56' 24" W 398.10 feet, along the east line of Miller, to a capped pin set at the **Point of Beginning** of the parcel herein described.

Thence with the following FOUR courses:

- 1) **S 02° 56' 24" W 622.46 feet**, along the east line of Miller, to a point on the north line of Andrew A. Troyer as described in official record volume 889, page 2169 – witnessed by a capped pin marked "Rudolph 6449" found N 02° 56' 24" E 0.53 feet.
- 2) **N 87° 55' 35" W 105.00 feet**, along the north line of Troyer, to a point – witnessed by a capped reference pin set N 02° 56' 24" E 15.00 feet.
- 3) **N 02° 56' 24" E 622.46 feet** to a capped pin set.
- 4) **S 87° 55' 35" E 105.00** to the **Point of Beginning**.

**This parcel contains 1.500 acres and has no frontage on any public way.**

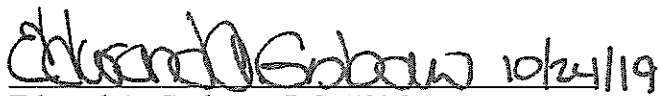
**Prior Instrument: official record volume 788, page 2285.**

**Permanent Parcel #: part of 45-00345.003**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in October 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 WW, page 522.

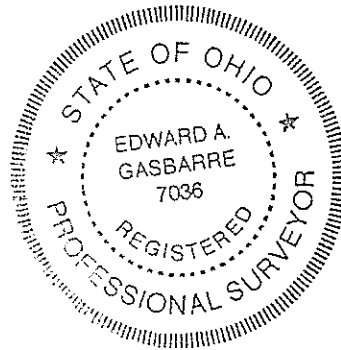
All bearings are related and based on the north line according to record survey QQ-251.

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.

 10/24/19

Edward A. Gasbarre, P.S. 7036

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October 24, 2019

Yoder\_Legal\_6.655AC.docx

**Grantor(s): Mark J. and Mary J. Yoder**  
**9122 S. Carr Road**  
**Fredericksburg, OH 44627**

**Grantee(s):**

**BOUNDARY DESCRIPTION**  
**6.655 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southeast quarter of Section 18 and the southwest quarter of Section 17, T-15N, R-12W.**

Being all of the land described in deeds to **Mark J. and Mary J. Yoder** recorded in official record volume 800, page 2294 and official record volume \_\_\_\_, page \_\_\_\_, of the Wayne County records.

Described as follows:

**Beginning** at a railroad spike found in Carr Road (County Road 94A) marking the northwest corner of the southwest quarter of Section 17.

Thence with the following EIGHT courses:

- 1) **S 87° 14' 03" E 73.29 feet**, along the north line of the quarter section and in Carr Road, to the northwest corner of Truman P. and Amanda L. Raber as described in official record volume 284, page 335 – witnessed by a capped reference pin marked “Rudolph 6449” found **S 02° 55' 53" W 30.10 feet**.
- 2) **S 02° 55' 53" W 1020.00 feet**, along the west line of Raber, to a 5/8 inch diameter iron pin found on the north line of Emanuel P. and Barbara W. Miller as described in official record volume 299, page 768.
- 3) **N 87° 44' 53" W 72.82 feet**, along the north line of Miller, to a capped pin marked “Rudolph 6449” found on the west line of the quarter section.
- 4) **N 87° 55' 35" W 252.32 feet**, into the southeast quarter of Section 18 and along the north line of Andrew A. Troyer as described in official record volume 889, page 2169, to a point – witnessed by a capped reference pin set **N 02° 56' 24" E 15.00 feet**.
- 5) **N 02° 56' 24" E 622.46 feet** to a capped pin set.
- 6) **S 87° 55' 35" E 105.00 feet** to a capped pin set on the west line of Mark J. and Mary J. Yoder as described in official record volume 800, page 2294.

Yoder description of 6.655 acres in Section 18 & 17, T-15N, R-12W, Salt Creek Township,  
Wayne County, Ohio

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- 7) **N 02° 56' 24" E 398.10 feet**, along the west line of Yoder, to a point on the north line of the quarter section and in Carr Road – witnessed by a capped reference pin marked “Rudolph 6449” found S 02° 56' 24" W 30.08 feet.
- 8) **S 87° 57' 55" E 146.70 feet**, along the north line of the quarter section and in Carr Road, to the **Point of Beginning**.

**This parcel contains 6.655 acres; of which 4.944 acres lie in the southeast quarter of Section 18 and 1.711 acres lie in the southwest quarter of Section 17.**

**Prior Instrument: official record volume 800, page 2294 and official record volume \_\_\_, page \_\_\_.**

**Permanent Parcel #: 45-00345.001**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in October 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 WW, page 522.

All bearings are related and based on the north line according to record survey QQ-251.

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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October 24, 2019

Troyer\_Legal\_3.653AC.docx

**Grantor(s): Emanuel and Barbara Miller**

**Grantee(s): Abe A. Troyer**

**BOUNDARY DESCRIPTION**  
**3.653 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southeast quarter of Section 18, T-15N, R-12W.**

Being part of the land described in a deed to **Emanuel and Barbara Miller** recorded in official record volume 788, page 2285, of the Wayne County records.

Described as follows:

**Commencing** at a railroad spike found in Carr Road (County Road 94A) marking the northeast corner of the southeast quarter of Section 18.

Thence N 87° 57' 55" W 146.70 feet, along the north line of the quarter section and in Carr Road, to the northwest corner of Mark J. and Mary J. Yoder as described in official record volume 800, page 2294, the **Point of Beginning** of the parcel herein described – witnessed by a capped reference pin marked "Rudolph 6449" found S 02° 56' 24" W 30.08 feet.

Thence with the following SIX courses:

- 1) **S 02° 56' 24" W 398.10 feet**, along the west line of Yoder, to a capped pin set.
- 2) **N 87° 55' 35" W 105.00 feet** to a capped pin set.
- 3) **S 02° 56' 24" W 622.46 feet** to a point on the north line of Andrew A. Troyer as described in official record volume 889, page 2169 – witnessed by a capped reference pin set  
N 02° 56' 24" E 15.00 feet.
- 4) **N 87° 55' 35" W 115.00 feet**, along the north line of Troyer, to the southeast corner of Abe E. Troyer as described in official record volume 655, page 127 – witnessed by a capped pin marked "Rudolph 6449" pin found N 02° 56' 24" E 0.25 feet.
- 5) **N 02° 56' 24" E 1020.41 feet**, along the east line of Troyer, to a point on the north line of the quarter section and in Carr Road – witnessed by a 5/8 inch diameter iron reference pin found S 02° 56' 24" W 30.13 feet.

Troyer description of 3.653 acres in Section 18, T-15N, R-12W, Salt Creek Township,  
Wayne County, Ohio

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- 6) S 87° 57' 55" E 220.00 feet, along the north line of the quarter section and in Carr Road, to the  
Point of Beginning.

**This parcel contains 3.653 acres**

**A portion of this parcel lies within a known floodplain.**

**Prior Instrument: official record volume 788, page 2285.**

**Permanent Parcel #: part of 45-00345.003**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in October 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 ww, page 522.

All bearings are related and based on the north line according to record survey QQ-251.

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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October 24, 2019

Troyer\_Legal\_8.809AC.docx

**Grantor(s): Abe Troyer**  
**8794 Cutter Road**  
**Fredericksburg, OH 44627**

**Grantee(s):**

**BOUNDARY DESCRIPTION**  
**8.809 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southeast quarter of Section 18, T15N, R-12W.**

Being all of the land described in deeds to **Abe A. Troyer** recorded in official record volume 655, page 127 and official record volume \_\_\_, page \_\_\_, of the Wayne County records.

Described as follows:

**Commencing** at a railroad spike found in Carr Road (County Road 94A) marking the northeast corner of the southeast quarter of Section 18.

Thence N 87° 57' 55" W 146.70 feet, along the north line of the quarter section and in Carr Road, to the northwest corner of Mark J. and Mary J. Yoder as described in official record volume 800, page 2294, the **Point of Beginning** of the parcel herein described – witnessed by a capped reference pin marked "Rudolph 6449" found S 02° 56' 24" W 30.08 feet.

Thence with the following SEVEN courses:

- 1) **S 02° 56' 24" W 398.10 feet**, along the west line of Yoder, to a capped pin set.
- 2) **N 87° 55' 35" W 105.00 feet** to a capped pin set.
- 3) **S 02° 56' 24" W 622.46 feet** to a point on the north line of Andrew A. Troyer as described in official record volume 889, page 2169 – witnessed by a capped reference pin set  
N 02° 56' 24" E 15.00 feet.
- 4) **N 87° 55' 35" W 335.18 feet**, along the north line of Troyer, to the southeast corner of Andrea J. Fletcher and Jessie Kidd as described in official record volume 779, page 678 – witnessed by a capped pin marked "Rudolph 6449" pin found N 02° 56' 10" E 0.27 feet.
- 5) **N 02° 56' 10" E 522.20 feet**, along the east line of Andrea J. Fletcher and Jessie Kidd, to a 5/8 inch diameter iron pin found at the southeast corner of Marvin Z. and Sarah K. Shirk as described in official record volume 475, page 679.

Troyer description of 8.809 acres in Section 18, T-15N, R-12W, Salt Creek Township,  
Wayne County, Ohio

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- 6) N 02° 57' 54" E 498.06 feet, along the east line of Shirk, to a point on the north line of the quarter section and in Carr Road – witnessed by a capped reference pin marked “Rudolph 6449” found S 02° 57' 54" W 30.00 feet.
- 7) S 87° 57' 55" E 440.00 feet, along the north line of the quarter section and in Carr Road, to the **Point of Beginning**.

**This parcel contains 8.809 acres**

**A portion of this parcel lies within a known floodplain.**

**Prior Instrument: official record volume 655, page 127 and official record volume \_\_\_\_, page \_\_\_\_.**

**Permanent Parcel #: 45-00345.004**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in October 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 WW, page 522.

All bearings are related and based on the north line according to record survey QQ-251.

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.

 10/24/19

Edward A. Gasbarre, P.S. 7036

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