

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.

gasbarresurveying@embarqmail.com

November 15, 2019

Grantor(s): **Raymond E. and Mary Wengerd and Uriah E. and Miriam R. Miller**  
**2596 Swinehart Road**  
**Apple Creek, OH 44606**

Grantee(s):

Boundary Description

**Parcel 1**

**20.067 Acres**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 23, T-16N, R-12W.**

Being part of the land described in a deed to **Raymond E. and Mary Wengerd and Uriah E. and Miriam R. Miller** recorded in official record volume 902, page 3414 of the Wayne County records.

Described as follows:

**Commencing** at a stone monument found in Swinehart Road (Township Road 145) marking the southwest corner of the northwest quarter of Section 23 – witnessed by a capped reference pin set S 89° 01' 55" E 30.00 feet and a capped reference pin found N 88° 35' 51" W 30.00 feet.

Thence N 01° 39' 56" E 799.77 feet, along the west line of the quarter section and in Swinehart Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 88° 20' 04" E 30.00 feet.

Thence with the following TEN courses:

- 1) **N 01° 39' 56" E 366.85 feet**, along the west line of the quarter section and in Swinehart Road, to the southwest corner of Raymond Jr. and Leona J. Wengerd as described in official record volume 843, page 1153 – witnessed by a capped reference pin found S 88° 52' 36" E 23.78 feet.
- 2) **S 88° 52' 36" E 271.37 feet**, along the south line of Wengerd, to a capped pin found.
- 3) **N 01° 39' 56" E 173.30 feet**, along the east line of Wengerd, to a capped pin found on the south line of Eli A. and Mary H. Hershberger as described in official record volume 587, pages 924 and 926.
- 4) **S 88° 52' 36" E 960.34 feet**, along the south line of Hershberger, to a 5/8 inch diameter steel pin found.

Wengerd description of 20.067 acres in Section 23, T-16, R-12W, East Union Twp.,  
Wayne County, Ohio

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- 5) S 01° 08' 29" E 765.55 feet to a capped pin set.
- 6) N 88° 55' 50" W 986.27 feet to a capped pin set a point of curvature.
- 7) **Northwesterly**, along the arc of a curve to the right, a distance of 58.01 feet to a capped pin set at a point of tangency.

The aforementioned curve has the following properties:

Central Angle = 51° 08' 03"

Radius = 65.00 Feet

Chord Bearing = N 63° 21' 49" W

Chord Distance = 56.10 Feet

- 8) N 37° 47' 47" W 241.76 feet to a capped pin set at a point of curvature.
- 9) **Northwesterly**, along the arc of a curve to the left, a distance of 30.87 feet to a capped pin set at a point of tangency.

The aforementioned curve has the following properties:

Central Angle = 50° 32' 17"

Radius = 35.00 Feet

Chord Bearing = N 63° 03' 56" W

Chord Distance = 29.88 Feet

- 10) N 88° 20' 04" W 51.40 feet to the **Point of Beginning**.

**This parcel contains 20.067 acres** and is subject to the Access Easement described in official record volume \_\_\_\_, page \_\_\_\_.

**Prior Instrument: official record volume 902, page 3414.**

**Permanent Parcel #: part of 27-01209.000.**

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in November 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 www, page 512.

All bearings are related and common with record survey JJ-377.

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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November 15, 2019

Grantor(s): **Raymond E. and Mary Wengerd and Uriah E. and Miriam R. Miller**  
**2596 Swinehart Road**  
**Apple Creek, OH 44606**

Grantee(s):

Boundary Description  
**8.647 Acres**

**Parcel 2**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 23, T-16N, R-12W.**

Being part of the land described in a deed to **Raymond E. and Mary Wengerd and Uriah E. and Miriam R. Miller** recorded in official record volume 902, page 3414 of the Wayne County records.

Described as follows:

**Commencing** at a stone monument found in Swinehart Road (Township Road 145) marking the southwest corner of the northwest quarter of Section 23 – witnessed by a capped reference pin set S 89° 01' 55" E 30.00 feet and a capped reference pin found N 88° 35' 51" W 30.00 feet.

Thence N 01° 39' 56" E 300.74 feet, along the west line of the quarter section and in Swinehart Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 89° 01' 55" E 30.00 feet.

Thence with the following EIGHT courses:

- 1) **N 01° 39' 56" E 499.03 feet**, along the west line of the quarter section and in Swinehart Road, to a point – witnessed by a capped reference pin set S 88° 20' 04" E 30.00 feet.
- 2) **S 88° 20' 04" E 51.40 feet** to a capped pin set at a point of curvature.
- 3) **Southeasterly**, along the arc of a curve to the right, a distance of 30.87 feet to a capped pin set at a point of tangency.

The aforementioned curve has the following properties;

Central Angle = 50° 32' 17"

Radius = 35.00 Feet

Chord Bearing = S 63° 03' 56" E

Chord Distance = 29.88 Feet

Wengerd description of 8.647 acres in Section 23, T-16, R-12W, East Union Twp.,  
Wayne County, Ohio

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- 4) S 37° 47' 47" E 241.76 feet to a capped pin set at a point of curvature.
- 5) **Southeasterly**, along the arc of a curve to the left, a distance of 58.01 feet to a capped pin set at a point of tangency.

The aforementioned curve has the following properties:

Central Angle = 51° 08' 03"

Radius = 65.00 Feet

Chord Bearing = S 63° 21' 49" E

Chord Distance = 56.10 Feet

- 6) S 88° 55' 50" E 969.58 feet to a capped pin set.
- 7) S 01° 39' 56" W 270.79 feet to a capped pin set.
- 8) N 89° 01' 55" W 1252.55 feet to the **Point of Beginning**.

**This parcel contains 8.647 acres.**

**Prior Instrument: official record volume 902, page 3414.**

**Permanent Parcel #: part of 27-01209.000.**

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in November 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 www page 512.

All bearings are related and common with record survey JJ-377.

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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November 15, 2019

Grantor(s): **Raymond E. and Mary Wengerd and Uriah E. and Miriam R. Miller**  
**2596 Swinehart Road**  
**Apple Creek, OH 44606**

Grantee(s):

Boundary Description

**Parcel 3**

**8.647 Acres**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 23, T-16N, R-12W.**

Being part of the land described in a deed to **Raymond E. and Mary Wengerd and Uriah E. and Miriam R. Miller** recorded in official record volume 902, page 3414 of the Wayne County records.

Described as follows:

**Beginning** at a stone monument found in Swinehart Road (Township Road 145) marking the southwest corner of the northwest quarter of Section 23 – witnessed by a capped reference pin set S 89° 01' 55" E 30.00 feet and a capped reference pin found N 88° 35' 51" W 30.00 feet.

Thence with the following FOUR courses:

- 1) **N 01° 39' 56" E 300.74 feet**, along the west line of the quarter section and in Swinehart Road, to a point – witnessed by a capped reference pin set S 89° 01' 55" E 30.00 feet.
- 2) **S 89° 01' 55" E 1252.55 feet** to a capped pin set.
- 3) **S 01° 39' 56" W 300.74 feet** to a capped pin set on the south line of the quarter section.
- 4) **N 89° 01' 55" W 1252.55 feet**, along the south line of the quarter section, to the **Point of Beginning**.

**This parcel contains 8.647 acres.**

**Prior Instrument: official record volume 902, page 3414.**

Wengerd description of 8.647 acres in Section 23, T-16, R-12W, East Union Twp.,  
Wayne County, Ohio

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**Permanent Parcel #: part of 27-01209.000.**

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in November 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 512.

All bearings are related and common with record survey JJ-377.

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 11/5/19

Edward A. Gasbarre, P.S. 7036

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November 15, 2019

Grantor(s): **Raymond E. and Mary Wengerd and Uriah E. and Miriam R. Miller**  
**2596 Swinehart Road**  
**Apple Creek, OH 44606**

Grantee(s):

Boundary Description

Parcel 4

14.000 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 23, T-16N, R-12W.**

Being part of the land described in a deed to **Raymond E. and Mary Wengerd and Uriah E. and Miriam R. Miller** recorded in official record volume 902, page 3414 of the Wayne County records.

Described as follows:

**Commencing** at a stone monument found in Swinehart Road (Township Road 145) marking the southwest corner of the northwest quarter of Section 23 – witnessed by a capped reference pin set S 89° 01' 55" E 30.00 feet and a capped reference pin found N 88° 35' 51" W 30.00 feet.

Thence S 89° 01' 55" E 1252.55 feet, along the south line of the quarter section, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) **N 01° 39' 56" E 571.53 feet** to a capped pin set.
- 2) **S 88° 55' 50" E 1074.71 feet** to a capped pin marked "Rudolph 6449" found at the northwest corner of Mohawk Entities, LLC as described in official record volume 626, page 1207.
- 3) **S 02° 50' 33" W 569.89 feet**, along the west line of Mohawk Entities, LLC, to a 5/8 inch diameter steel pin found on the south line of the quarter section.
- 4) **N 89° 01' 55" W 1063.03 feet**, along the south line of the quarter section, to the **Point of Beginning.**

**This parcel contains 14.000 acres**, has no frontage on any public way but is benefited by the Access Easement described in official record volume \_\_\_\_, page \_\_\_\_.

Wengerd description of 14.000 acres in Section 23, T-16, R-12W, East Union Twp.,  
Wayne County, Ohio

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**Prior Instrument: official record volume 902, page 3414.**

**Permanent Parcel #: part of 27-01209.000.**

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in November 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 www page 572.

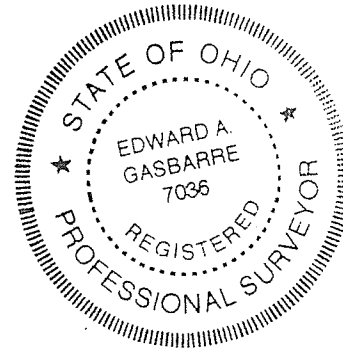
All bearings are related and common with record survey JJ-377.

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* 11/15/19

Edward A. Gasbarre, P.S. 7036

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November 15, 2019

Grantor(s): **Raymond E. and Mary Wengerd and Uriah E. and Miriam R. Miller**  
**2596 Swinehart Road**  
**Apple Creek, OH 44606**

Grantee(s):

Boundary Description

**Parcel 5**

**12.000 Acres**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 23, T-16N, R-12W.**

Being part of the land described in a deed to **Raymond E. and Mary Wengerd and Uriah E. and Miriam R. Miller** recorded in official record volume 902, page 3414 of the Wayne County records.

Described as follows:

**Commencing** at a capped pin set marking the southeast corner of the northwest quarter of Section 23.

Thence N 01° 55' 00" E 569.05 feet, along the east line of the quarter section, to a capped pin set at the northeast corner of Mohawk Entities, LLC as described in official record volume 626, page 1207, the **Point of Beginning** for the parcel herein described.

Thence with the following SIX courses:

- 1) **N 88° 55' 50" W 842.16 feet**, along the north line of Mohawk Entities, LLC and the extension thereof, to a capped pin set.
- 2) **N 01° 55' 00" E 524.80 feet** to a capped pin set.
- 3) **N 88° 15' 58" E 534.26 feet** to a capped pin set.
- 4) **N 01° 55' 00" E 213.06 feet** to a capped pin set on the south line of Paul E. and Edna Miller as described in deed volume 686, page 545.
- 5) **S 88° 52' 36" E 308.92 feet**, along the south line of Miller and the extension thereof, to a railroad tie post found on the east line of the quarter section – witnessed by capped reference pins set S 01° 55' 00" W 2.00 feet and N 88° 52' 36" W 2.00 feet.

Wengerd description of 12.000 acres in Section 23, T-16, R-12W, East Union Twp.,  
Wayne County, Ohio

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6) S 01° 55' 00" W 763.70 feet, along the east line of the quarter section, to the **Point of Beginning**.

**This parcel contains 12.000 acres**, has no frontage on any public way but is benefited by and subject to the Access Easement described in official record volume \_\_\_\_, page \_\_\_\_.

**Prior Instrument: official record volume 902, page 3414.**

**Permanent Parcel #: part of 27-01209.000.**

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in November 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 www page 512.

All bearings are related and common with record survey JJ-377.

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 11/15/19*

Edward A. Gasbarre, P.S. 7036

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November 15, 2019

Grantor(s): **Raymond E. and Mary Wengerd and Uriah E. and Miriam R. Miller**  
**2596 Swinehart Road**  
**Apple Creek, OH 44606**

Grantee(s): **David H. and Laura Troyer**

Boundary Description  
**12.996 Acres**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 23, T-16N, R-12W.**

Being part of the land described in a deed to **Raymond E. and Mary Wengerd and Uriah E. and Miriam R. Miller** recorded in official record volume 902, page 3414 of the Wayne County records.

Described as follows:

**Commencing** at a capped pin set marking the southeast corner of the northwest quarter of Section 23.

Thence N 01° 55' 00" E 1332.75 feet, along the east line of the quarter section, to a railroad tie post found at the northeast corner of Raymond E. and Mary Wengerd and Uriah E. and Miriam R. Miller as described in official record volume 902, page 3414 – witnessed by capped reference pins set S 01° 55' 00" W 2.00 feet and N 88° 52' 36" W 2.00 feet.

Thence N 88° 52' 36" W 308.92 feet, along the north line of Wengerd and Miller, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following SIX courses:

- 1) S 01° 55' 00" W 213.06 feet to a capped pin set.
- 2) S 88° 15' 58" W 534.26 feet to a capped pin set.
- 3) S 01° 55' 00" W 524.80 feet to a capped pin set.
- 4) N 88° 55' 50" W 562.04 feet to a capped in set.
- 5) N 01° 08' 29" W 765.55 feet to a 5/8 inch diameter steel pin found at the southwest corner of David H. and Laura Troyer as described in official record volume 389, page 2617.

Wengerd description of 12.996 acres in Section 23, T-16, R-12W, East Union Twp.,  
Wayne County, Ohio

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- 6) **S 88° 52' 36" E 1136.11 feet**, along the north line of the previously mentioned Wengerd and Miller and the extension thereof, to the **Point of Beginning**.

**This parcel contains 12.996 acres**, has no frontage on any public way and is subject to the Access Easement described in official record volume \_\_\_\_, page \_\_\_\_.

**Prior Instrument: official record volume 902, page 3414.**

**Permanent Parcel #: part of 27-01209.000.**

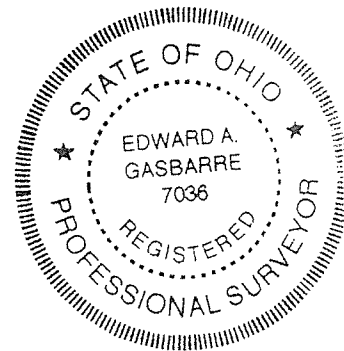
This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in November 2019, on behalf of R. W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume WW page 512.

All bearings are related and common with record survey JJ-377.

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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November 15, 2019

Grantor(s): **David H. and Laura Troyer**  
**9979 Lautenschlager Road**  
**Apple Creek, OH 44606**

Grantee(s):

Boundary Description  
**20.983 Acres**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 23, T-16N, R-12W.**

Being all of the land described in deeds to **David H. and Laura Troyer** recorded in official record volume 389, page 2617 and official record volume \_\_\_\_, page \_\_\_\_ of the Wayne County records.

Described as follows:

**Commencing** at a capped pin set marking the southeast corner of the northwest quarter of Section 23.

Thence N 01° 55' 00" E 1332.75 feet, along the east line of the quarter section, to a railroad tie post found at the northeast corner of Raymond E. and Mary Wengerd and Uriah E. and Miriam R. Miller as described in official record volume 902, page 3414 – witnessed by capped reference pins set S 01° 55' 00" W 2.00 feet and N 88° 52' 36" W 2.00 feet.

Thence N 88° 52' 36" W 308.92 feet, along the north line of Wengerd and Miller, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following TWELVE courses:

- 1) S 01° 55' 00" W 213.06 feet to a capped pin set.
- 2) S 88° 15' 58" W 534.26 feet to a capped pin set.
- 3) S 01° 55' 00" W 524.80 feet to a capped pin set.
- 4) N 88° 55' 50" W 562.04 feet to a capped in set.
- 5) N 01° 08' 29" W 765.55 feet to a 5/8 inch diameter steel pin found at the southwest corner of David H. and Laura Troyer as described in official record volume 389, page 2617.

Troyer description of 20.983 acres in Section 23, T-16, R-12W, East Union Twp.,  
Wayne County, Ohio

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- 6) N 05° 06' 56" E 537.99 feet, along the west line of Troyer, to a railroad spike found in Lautenschlager Road (Township Road 158) – witnessed by a 5/8 inch diameter steel reference pin found S 05° 06' 56" W 30.00 feet.
- 7) S 85° 29' 03" E 436.28 feet, in Lautenschlager Road and along the north line of Troyer, to a capped pin found.
- 8) N 89° 43' 57" E 73.93 feet, along the north line of Troyer and in Lautenschlager Road, to the northeast corner thereof – witnessed by a capped reference pin found S 06° 49' 01" W 20.00 feet.
- 9) S 06° 49' 01" W 290.69 feet, along an east line of Troyer, to a capped pin found.
- 10) S 88° 52' 36" E 380.60 feet, along a north line of Troyer, to a 5/8 inch diameter steel pin found.
- 11) S 06° 49' 01" W 224.51 feet, along the east line of Troyer, to a 5/8 inch diameter steel pin found.
- 12) S 88° 52' 36" E 259.74 feet, along the north line of the previously mentioned Wengerd and Miller, to the **Point of Beginning**.

**This parcel contains 20.983 acres** and is subject to the Access Easement described in official record volume \_\_\_\_, page \_\_\_\_.

**Prior Instrument: official record volume 389, page 2617 and official record volume \_\_\_\_, page \_\_\_\_.**

**Permanent Parcel #: all of 27-00644.002.**

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in November 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 512.

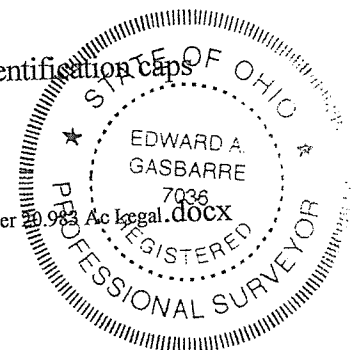
All bearings are related and common with record survey JJ-377.

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* 11/15/19

Edward A. Gasbarre, P.S. 7036

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November 15, 2019

Grantor(s): **Raymond E. and Mary Wengerd and Uriah E. and Miriam R. Miller**  
**2596 Swinehart Road**  
**Apple Creek, OH 44606**

Grantee(s):

**30 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 **northwest quarter of Section 23, T-16N, R-12W.**

Being part of the land described in a deed to **Raymond E. and Mary Wengerd and Uriah E. and Miriam R. Miller** recorded in official record volume 902, page 3414 of the Wayne County records.

Being a strip of land lying between parallel lines, located 30 feet north of the following described south line, along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

**Commencing** at a stone monument found in Swinehart Road (Township Road 145) marking the southwest corner of the northwest quarter of Section 23 – witnessed by a capped reference pin set S 89° 01' 55" E 30.00 feet and a capped reference pin found N 88° 35' 51" W 30.00 feet.

Thence N 01° 39' 56" E 799.77 feet, along the west line of the quarter section and in Swinehart Road, to the **Point of Beginning** for the easement herein described – witnessed by a capped reference pin set S 88° 20' 04" E 30.00 feet.

Thence with the following FIVE courses:

- 1) **S 88° 20' 04" E 51.40 feet** to a capped pin set at a point of curvature.
- 2) **Southeasterly**, along the arc of a curve to the right, a distance of 30.87 feet to a capped pin set at a point of tangency.

The aforementioned curve has the following properties;  
Central Angle = 50° 32' 17"  
Radius = 35.00 Feet

Chord Bearing = S 63° 03' 56" E  
Chord Distance = 29.88 Feet

Wengerd description of Access Easement in Section 23, T-16, R-12W, East Union Twp.,  
Wayne County, Ohio

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- 3) S 37° 47' 47" E 241.76 feet to a capped pin set at a point of curvature.
- 4) Southeasterly, along the arc of a curve to the left, a distance of 58.01 feet to a capped pin set at a point of tangency.

The aforementioned curve has the following properties:

Central Angle = 51° 08' 03"

Radius = 65.00 Feet

Chord Bearing = S 63° 21' 49" E

Chord Distance = 56.10 Feet

- 5) S 88° 55' 50" E 2044.29 feet to a capped pin marked "Rudolph 6449" found at the northwest corner of Mohawk Entities, LLC and there terminate.

**Prior Instrument: official record volume 902, page 3414.**

**Permanent Parcel #: part of 27-01209.000.**

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in November 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 www page 572.

All bearings are related and common with record survey JJ-377.

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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