

R.W.

GASBARRE & Associates, Inc.

Professional Land Surveyors

401 South Market St. P.O. Box 44

Wooster, Ohio 44691

330.254.9499

William R. Gasbarre, P.S. (Ret.)

Edward A. Gasbarre, P.S.

gasbarresurveying@embarqmail.com

February 26, 2020

Troyer_Legal_3.591AC.docx

Grantor(s): Andy A. Jr. and Iva Troyer
2277 Kansas Road
Orrville, OH 44667

BOUNDARY DESCRIPTION
3.591 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union**, in the **southwest quarter of Section 13, T-16N, R-12W.**

Being part of the land described in a deed to Andy A. Jr. and Iva Troyer recorded in deed volume 638, page 59 of the Wayne County records.

Described as follows:

Commencing at a capped pin found in the intersection of Lautenschlager Road (Township Road 158) and Kansas Road (Township Road 179) marking the southeast corner of the southwest quarter of Section 13.

Thence N 87° 22' 42" W 335.00 feet, along the south line of the quarter section and in Lautenschlager Road, to the southwest corner of Andy A. Jr. and Iva Troyer as described in official record volume 141, page 428 and Eli H. and Clara Hershberger as described in official record volume 510, page 1915, the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) **N 87° 22' 42" W 285.12 feet**, along the south line of the quarter section and in Lautenschlager Road, to a point – witnessed by a capped reference pin set N 05° 07' 08" E 15.59 feet.
- 2) **N 05° 07' 08" E 561.49 feet** to a capped pin set.
- 3) **S 83° 37' 40" E 281.70 feet** to a capped pin set on the west line of said Troyer and Hershberger.
- 4) **S 04° 46' 49" W 542.91 feet**, along the west line of Troyer and Hershberger, to the **Point of Beginning**.

This parcel contains 3.591 acres

Prior Instrument: deed volume 638, page 59.

Troyer description of 3.591 acres in Section 13, T-16N, R-12W, East Union Township,
Wayne County, Ohio

Permanent Parcel #: part of 27-01683.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 2020, 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 613.

All bearings are related and common with the north line of the quarter section according to record survey WW-409.

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 2/27/20
Edward A. Gasbarre, P.S. 7036

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February 26, 2020

Troyer_Legal_4.225AC.docx

Grantor(s): Andy A. Jr. and Iva Troyer
2277 Kansas Road
Orrville, OH 44667

BOUNDARY DESCRIPTION
4.225 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union**, in the **southwest quarter of Section 13, T-16N, R-12W**.

Being part of the land described in a deed to Andy A. Jr. and Iva Troyer recorded in deed volume 638, page 59 of the Wayne County records.

Described as follows:

Commencing at a capped pin found in the intersection of Lautenschlager Road (Township Road 158) and Kansas Road (Township Road 179) marking the southeast corner of the southwest quarter of Section 13.

Thence N 04° 46' 49" E 700.00 feet, along the east line of the quarter section and in Kansas Road, to the northeast corner of Andy A. Jr. and Iva Troyer as described in official record volume 141, page 428 and Eli H. and Clara Hershberger as described in official record volume 510, page 1915, the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) **N 87° 22' 42" W 335.00 feet**, along the north line of Troyer and Hershberger, to a capped pin set at the northwest corner thereof.
- 2) **N 04° 32' 01" E 554.10 feet** to a capped pin set.
- 3) **S 85° 13' 11" E 337.15 feet**, in part along the south line of Atlee A. and Clara L. Troyer as described in official record volume 868, page 1751, to a point on the east line of the quarter section and in Kansas Road – witnessed by a 5/8 inch diameter iron reference pin found N 85° 13' 11" W 30.00 feet.
- 4) **S 04° 46' 49" W 541.48 feet**, along the east line of the quarter section and in Kansas Road, to the **Point of Beginning**.

This parcel contains 4.225 acres

Troyer description of 4.225 acres in Section 13, T-16N, R-12W, East Union Township,
Wayne County, Ohio

Prior Instrument: deed volume 638, page 59

Permanent Parcel #: part of 27-01683.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 2020, 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 613.

All bearings are related and common with the north line of the quarter section according to record survey WW-409.

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.

 2/27/20

Edward A. Gasbarre, P.S. 7036

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February 26, 2020

Troyer_Legal_13.195AC.docx

Grantor(s): Andy A. Jr. and Iva Troyer
2277 Kansas Road
Orrville, OH 44667

Eli H. Hershberger and Clara Hershberger
2275 Kansas Road
Orrville OH 44667

BOUNDARY DESCRIPTION
13.195 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union**, in the **southwest quarter of Section 13, T-16N, R-12W.**

Being all of the land described in deeds to Andy A. Jr. and Iva Troyer and Eli H. and Clara Hershberger recorded in official record volume 141, page 428, official record volume 510, page 1915 and official record volume ___, page ___ of the Wayne County Records.

Described as follows:

Beginning at a capped pin found in the intersection of Lautenschlager Road (Township Road 158) and Kansas Road (Township Road 179) marking the southeast corner of the southwest quarter of Section 13.

Thence with the following SEVEN courses:

- 1) **N 87° 22' 42" W 620.12 feet**, along the south line of the quarter section and in Lautenschlager Road, to a point – witnessed by a capped reference pin set **N 05° 07' 08" E 15.59 feet**.
- 2) **N 05° 07' 08" E 561.49 feet** to a capped pin set.
- 3) **S 83° 37' 40" E 281.70 feet** to a capped pin set.
- 4) **N 04° 46' 49" E 157.09 feet** to a capped pin set.
- 5) **N 04° 32' 01" E 554.10 feet** to a capped pin set.
- 6) **S 85° 13' 11" E 337.15 feet**, in part along the south line of Atlee A. and Clara L. Troyer as described in official record volume 868, page 1751, to a point on the east line of the quarter section and in Kansas Road – witnessed by a 5/8 inch diameter iron reference pin found **N 85° 13' 11" W 30.00 feet**.

Troyer description of 13.195 acres in Section 13, T-16N, R-12W, East Union Township,
Wayne County, Ohio

- 7) **S 04° 46' 49" W 1241.48 feet**, along the east line of the quarter section and in Kansas Road, to the **Point of Beginning**.

This parcel contains 13.195 acres

Prior Instrument: official record volume 141, page 428, official record volume 510, page 1915 and official record volume ___, page ___.

Permanent Parcel #: 27-01682.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 2020, 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 613.

All bearings are related and common with the north line of the quarter section according to record survey WW-409.

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 2/27/20

Edward A. Gasbarre, P.S. 7036

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February 26, 2020

Troyer_Legal_69.822AC.docx

Grantor(s): Andy A. Jr. and Iva Troyer
2277 Kansas Road
Orrville, OH 44667

BOUNDARY DESCRIPTION
69.823 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union**, in the **southwest quarter of Section 13, T-16N, R-12W.**

Being part of the land described in a deed to Andy A. Jr. and Iva Troyer recorded in deed volume 638, page 59 of the Wayne County records.

Described as follows:

Beginning at a 5/8 inch diameter iron pin found in the intersection of Ely Road (Township Road 163) and Kansas Road (Township Road 179) marking the northeast corner of the southwest quarter of Section 13.

Thence with the following **ELEVEN** courses:

- 1) **S 04° 46' 49" W 1176.13 feet**, along the east line of the quarter section and in Kansas Road, to a Mag Spike set at the northeast corner of Atlee A. and Clara L. Troyer as described in official record volume 868, page 1751 – witnessed by a capped reference pin set
N 85° 13' 11" W 38.15 feet.
- 2) **N 85° 13' 11" W 330.00 feet**, along the north line of Troyer, to a capped pin set.
- 3) **S 02° 52' 16" W 300.17 feet**, along the west line of Troyer, to a wood post found on the north line of a 13.195 acre parcel - witnessed by a capped reference pin set **N 02° 52' 16" E 10.00 feet.**

The following **FIVE** courses (courses 4 though 8) follow the lines of said 13.195 acre parcel

- 4) **N 85° 13' 11" W 17.15 feet** to a capped pin set.
- 5) **S 04° 32' 01" W 554.10 feet** to a capped pin set.
- 6) **S 04° 46' 49" W 157.09 feet** to a capped pin set.

Troyer description of 69.823 acres in Section 13, T-16N, R-12W, East Union Township,
Wayne County, Ohio

- 7) **N 83° 37' 40" W 281.70 feet** to a capped pin set.
- 8) **S 05° 07' 08" W 561.49 feet** to a point on the south line of the quarter section and in Lautenschlager Road – witnessed by a capped reference pin set N 05° 07' 08" E 15.59 feet.
- 9) **N 87° 22' 42" W 746.54 feet**, along the south line of the quarter section and in Lautenschlager Road, to the southeast corner of Aaron E. and Nettie J. Troyer as described in official record volume 898, page 5936 – witnessed by a 5/8 inch diameter iron reference pin found N 04° 32' 36" E 24.91 feet.
- 10) **N 04° 32' 36" E 2698.45 feet**, along an east line of Troyer and the extension thereof, to a point on the north line of the quarter section and in Ely Road – witnessed by a capped reference pin set S 04° 32' 36" W 17.26 feet.
- 11) **S 88° 09' 27" E 1378.65 feet**, along the north line of the quarter section and in Ely Road, to the **Point of Beginning**.

This parcel contains 69.823 acres

Prior Instrument: deed volume 638, page 59.

Permanent Parcel #: part of 27-01683.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 2020, 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 613.

All bearings are related and common with the north line of the quarter section according to record survey WW-409.

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.

 2/27/20
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February 26, 2020

Troyer_Legal_20.511AC.docx

Grantor(s): Andy A. Jr. and Iva Troyer
2277 Kansas Road
Orrville, OH 44667

BOUNDARY DESCRIPTION

20.511 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union**, in the **southwest quarter of Section 13, T-16N, R-12W**.

Being part of the land described in a deed to Andy A. Jr. and Iva Troyer recorded in deed volume 638, page 59 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter iron pin found in the intersection of Ely Road (Township Road 163) and Kansas Road (Township Road 179) marking the northeast corner of the southwest quarter of Section 13.

Thence **N 88° 09' 27" W 1378.65 feet**, along the north line of the quarter section and in Ely Road, to the **Point of Beginning** of the parcel herein described – witnessed by a capped reference pin set **S 04° 32' 36" W 17.26 feet**.

Thence with the following SIX courses:

- 1) **S 04° 32' 36" W 2463.45 feet** to a capped pin marked "Purdy" found at a northeast corner of Aaron E. and Nettie J. Troyer as described in official record volume 898, page 5936.
- 2) **N 87° 22' 42" W 403.24 feet**, along a north line of Troyer, to a 5/8 inch diameter iron pin found.
- 3) **N 04° 32' 53" E 2052.59 feet**, along an east line of Troyer and the extension thereof, to the southwest corner of Emanuel E. and Esther A. Raber as described in official record volume 715, page 2333 – witnessed by a capped pin marked "Purdy" found **S 87° 41' 58" E 0.34 feet**.
- 4) **S 87° 41' 58" E 241.31 feet**, along the south line of Raber, to a capped pin marked "Purdy" found.

Troyer description of 20.511 acres in Section 13, T-16N, R-12W, East Union Township,
Wayne County, Ohio

- 5) **N 04° 33' 27" E 407.31 feet**, along the east line of Raber, to a point on the north line of the quarter section and in Ely Road – witnessed by a 5/8 inch diameter iron reference pin found S 04° 33' 27" W 30.18 feet.
- 6) **S 88° 09' 27" E 161.80 feet**, along the north line of the quarter section and in Ely Road, to the **Point of Beginning**.

This parcel contains 20.511 acres


Prior Instrument: deed volume 638, page 59.

Permanent Parcel #: part of 27-01109.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 2020, 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 613.

All bearings are related and common with the north line of the quarter section according to record survey WW-409.

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.

 2/27/20

Edward A. Gasbarre, P.S. 7036

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