

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

December 16, 2020

Grantor(s): **Carol J. Yoder and Brian D. Yoder, Trustees**  
**421 Millborne Road**  
**Apple Creek, OH 44606**

Grantee(s):

**Boundary Description**  
**27.423 Acres**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southeast and southwest quarters of Section 9, T-16N, R-12W.**

Being part of the land described in deeds to **Carol J. Yoder, Trustee of the Carol J. Yoder Revocable Trust dated April 16, 1997** recorded in deed volume 498, page 572 and official record volume 151, page 425 and **Brian D. Yoder, Trustee of the Ben D. Yoder Trust dated January 18, 1997** recorded in official record volume 528, page 465 of the Wayne County records.

Described as follows:

**Beginning** at a stone monument found marking the northwest corner of the southeast quarter of Section 9.

Thence with the following SEVEN courses:

- 1) **S 89° 55' 48" E 1657.08 feet**, along the north line of the quarter section, to a capped pin set.
- 2) **S 00° 58' 27" E 498.53 feet** to a capped pin set.
- 3) **S 89° 55' 24" E 1084.76 feet** to a point on the east line of the quarter section and in Millborne Road (County Road 142) – witnessed by a capped reference pin set **N 89° 55' 24" W 22.02 feet**.
- 4) **S 01° 06' 56" W 30.00 feet**, along the east line of the quarter section and in Millborne Road, to the northeast corner of Troyer Holding Co., LLC as described in official record volume 873, page 1705 – witnessed by a 5/8 inch diameter iron pin found **N 89° 55' 24" W 0.24 feet** and by a capped reference pin set **N 89° 55' 24" W 22.92 feet**.

Yoder description of 27.423 acres in Section 9, T-16N, R-12W, East Union Twp.,  
Wayne County, Ohio

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- 5) N 89° 55' 24" W 3291.74 feet, passing into the southwest quarter of Section 9 at a distance of 2761.04 feet, to a capped pin found on the east line of Eddie E. and Nettie D. Miller as described in official record volume 689, page 17.
- 6) N 00° 56' 18" E 528.66 feet, along the east line of Miller, to a capped pin set on the north line of the quarter section.
- 7) S 89° 53' 12" E 533.35 feet, along the north line of the quarter section, to the **Point of Beginning**.

**This parcel contains 27.423 acres;** of which 6.454 acres lie in the southwest quarter and 20.969 acres lie in the southeast quarter of Section 9.

**Prior Instrument: deed volume 498, page 572, official record volume 151, page 425 and official record volume 528, page 465.**

**Permanent Parcel #: part of 27-00614.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 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 www, page 868.

All bearings are related and common with record survey VV-871

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.

 12/16/20

Edward A. Gasbarre, P.S. 7036

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December 17, 2020

Grantor(s): **Carol J. Yoder and Brian D. Yoder, Trustees**  
**421 Millborne Road**  
**Apple Creek, OH 44606**

Grantee(s): **Brian D. and Cathy Yoder**

Boundary Description  
**0.132 Acres**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the southeast quarter of Section 9, T-16N, R-12W.

Being part of the land described in deeds to **Carol J. Yoder, Trustee of the Carol J. Yoder Revocable Trust** dated April 16, 1997 recorded in deed volume 498, page 572 and official record volume 151, page 425 and **Brian D. Yoder, Trustee of the Ben D. Yoder Trust** dated January 18, 1997 recorded in official record volume 528, page 465 of the Wayne County records.

Described as follows:

**Commencing** at a stone monument found marking the northeast corner of the southeast quarter of Section 9.

Thence N 89° 55' 48" W 804.19 feet, in part along Millborne Road (County Road 142) and with the north line of the quarter section, to a capped pin marked "Rudolph 6449" found at the **Point of Beginning** of the parcel herein described.

Thence with the following FOUR courses:

- 1) **S 00° 03' 33" W 192.60 feet**, along the west line of Brian D. and Cathy Yoder as described in deed volume 710, page 445, to a capped pin marked "Rudolph 6449" found at the southwest corner thereof.
- 2) **N 89° 56' 38" W 29.67 feet** to a capped pin marked "Rudolph 6449" found.
- 3) **N 00° 02' 57" W 192.61 feet** to a capped pin marked "Rudolph 6449" found on the north line of the quarter section.
- 4) **S 89° 55' 48" E 30.03 feet**, along the north line of the quarter section, to the **Point of Beginning**.

Yoder description of 0.132 acres in Section 9, T-16N, R-12W, East Union Twp.,  
Wayne County, Ohio

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**This parcel contains 0.132 acres.**

**Prior Instrument: deed volume 498, page 572, official record volume 151, page 425 and official record volume 528, page 465.**

**Permanent Parcel #: part of 27-00614.000**

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All bearings are related and common with record survey VV-871

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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December 16, 2020

Grantor(s): **Brian D. and Cathy Yoder**  
**417 Millborne Road**  
**Apple Creek, OH 44606**

Grantee(s):

Boundary Description  
**2.133 Acres**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southeast quarter of Section 9, T-16N, R-12W.**

Being all of the land described in deeds to **Brian D. and Cathy Yoder** recorded in deed volume 710, page 445 and official record volume \_\_\_\_, page \_\_\_\_ of the Wayne County records.

Described as follows:

**Commencing** at a stone monument found marking the northeast corner of the southeast quarter of Section 9.

Thence N 89° 55' 48" W 320.68 feet, in Millborne Road (County Road 142) and along the north line of the quarter section, to a 5/8 inch diameter iron pin found at the northeast corner of Brian D. and Cathy Yoder as described in deed volume 710, page 445, the **Point of Beginning** of the parcel herein described.

Thence with the following SIX courses:

- 1) S 04° 21' 19" W 49.96 feet, along an easterly line of Yoder, to a 5/8 inch diameter iron pin found.
- 2) N 89° 55' 09" W 32.00 feet, along a south line of Yoder, to a capped pin marked "Rudolph 6449" found.
- 3) S 04° 14' 33" W 143.06 feet, along an easterly line of Yoder, to a record capped pin marked "Rudolph 6449".
- 4) N 89° 56' 38" W 467.00 feet, along a south line of Yoder, to a capped pin marked "Rudolph 6449" found.

Yoder description of 2.133 acres in Section 9, T-16N, R-12W, East Union Twp.,  
Wayne County, Ohio

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- 5) N 00° 02' 57" W 192.61 feet, to a capped pin marked "Rudolph 6449" found on the north line of the quarter section.
- 6) S 89° 55' 48" E 513.54 feet, along the north line of the quarter section, to the **Point of Beginning**.

**This parcel contains 2.133 acres.**

**Prior Instrument: deed volume 710, page 445 and official record volume \_\_\_, page \_\_\_.**

**Permanent Parcel #: 27-00614.001**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 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 WN, page 868.

All bearings are related and common with record survey VV-871

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 12/16/20*

Edward A. Gasbarre, P.S. 7036

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December 16, 2020

Grantor(s): **Carol J. Yoder and Brian D. Yoder, Trustees**  
**421 Millborne Road**  
**Apple Creek, OH 44606**

Grantee(s):

Boundary Description  
**10.385 Acres**

Situated in the State of Ohio, County of Wayne, Township of East Union in the southeast quarter of Section 9, T-16N, R-12W.

Being part of the land described in deeds to **Carol J. Yoder, Trustee of the Carol J. Yoder Revocable Trust dated April 16, 1997** recorded in deed volume 498, page 572 and official record volume 151, page 425 and **Brian D. Yoder, Trustee of the Ben D. Yoder Trust dated January 18, 1997** recorded in official record volume 528, page 465 of the Wayne County records.

Described as follows:

**Beginning** at a stone monument found marking the northeast corner of the southeast quarter of Section 9.

Thence with the following TEN courses:

- 1) **S 01° 06' 56" W 498.66 feet**, along the east line of the quarter section and in Millborne Road (County Road 142), to a point – witnessed by a capped reference pin set N 89° 55' 24" W 22.02 feet.
- 2) **N 89° 55' 24" W 1084.76 feet** to a capped pin set.
- 3) **N 00° 58' 27" W 498.53 feet** to a capped pin set on the north line of the quarter section.
- 4) **S 89° 55' 48" E 268.72 feet**, along the north line of the quarter section, to a capped pin marked "Rudolph 6449" found.
- 5) **S 00° 02' 57" E 192.61 feet** to a capped pin marked "Rudolph 6449" found.
- 6) **S 89° 56' 38" E 467.00 feet**, in part along a south line of Brian D. and Cathy Yoder as described in deed volume 710, page 445, to a record capped pin marked "Rudolph 6449".

Yoder description of 10.385 acres in Section 9, T-16N, R-12W, East Union Twp.,  
Wayne County, Ohio

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- 7) N 04° 14' 33" E 143.06 feet, along an easterly line of Yoder, to a capped pin marked "Rudolph 6449" found.
- 8) S 89° 55' 09" E 32.00 feet, along a south line of Yoder, to a 5/8 inch diameter iron pin found.
- 9) N 04° 21' 19" E 49.96 feet, along an easterly of Yoder, to a 5/8 inch diameter iron pin found on the north line of the quarter section and in Millborne Road.
- 10) S 89° 55' 48" E 320.68 feet, along the north line of the quarter section and in Millborne Road, to the **Point of Beginning**.

**This parcel contains 10.385 acres.**

**Prior Instrument: deed volume 498, page 572, official record volume 151, page 425 and official record volume 528, page 465.**

**Permanent Parcel #: all remaining of 27-00614.000**

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All bearings are related and common with record survey VV-871

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Edward A. Gasbarre 12/16/20  
Edward A. Gasbarre, P.S. 7036

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