

February 16, 2021

Grantor(s): Noah E. and Lena Troyer
9926 Emerson Road
Apple Creek, OH 44606

Grantee:

BOUNDARY DESCRIPTION

0.516 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union**, in the **southwest quarter of Section 26, T-16N, R-12W.**

Being part of the land described in a deed to Noah E. and Lena Troyer recorded in deed volume 696, page 152 of the Wayne County records.

Described as follows:

Commencing at a railroad spike shaft found in Emerson Road (County Road 79) marking the southeast corner of the southwest quarter of Section 26 – witnessed by a one inch square steel reference bar found N 01° 22' 25" E 30.00 feet.

Thence N 88° 14' 03" W 496.52 feet, along the south line of the quarter section and in Emerson Road, to the southwest corner of Dan A. and Rebecca M. Troyer as described in official record volume 508, page 85 – witnessed by a 5/8 inch diameter steel reference pin found N 01° 22' 36" E 30.12 feet.

Thence N 01° 22' 36" E 1074.25 feet, along the west line of Troyer, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following **FOUR** courses:

- 1) N 88° 40' 47" W 80.00 feet to a capped pin set.
- 2) N 01° 22' 36" E 281.22 feet to a capped pin set.
- 3) S 88° 40' 47" E 80.00 feet to a 5/8 inch diameter steel pin found at a northwesterly corner of the previously mentioned Troyer.
- 4) S 01° 22' 36" W 281.22 feet, along the west line of Troyer, to the **Point of Beginning**.

This parcel contains 0.516 acres and has no frontage on any public way.

Troyer description of 0.516 acres in Section 26, T-16N, R-12W, East Union Township,
Wayne County, Ohio

Prior Instrument: deed volume 696, page 152.

Permanent Parcel #: part of 27-01285.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 2021, 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 ~~V44~~ page ~~912~~

All bearings are related and based on the south line of the quarter section according to record survey FF-350.

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.

 2/16/21

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB\2K20\job186\Troyer 0.516 Ac Legal.docx



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

February 16, 2021

Grantor(s): Noah E. and Lena Troyer
9926 Emerson Road
Apple Creek, OH 44606

Grantee:

BOUNDARY DESCRIPTION

2.949 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union**, in the **southwest quarter of Section 26, T-16N, R-12W**.

Being part of the land described in a deed to Noah E. and Lena Troyer recorded in deed volume 696, page 152 of the Wayne County records.

Described as follows:

Commencing at a railroad spike shaft found in Emerson Road (County Road 79) marking the southeast corner of the southwest quarter of Section 26 – witnessed by a one inch square steel reference bar found N 01° 22' 25" E 30.00 feet.

Thence N 88° 14' 03" W 496.52 feet, along the south line of the quarter section and in Emerson Road, to the southwest corner of Dan A. and Rebecca M. Troyer as described in official record volume 508, page 85 – witnessed by a 5/8 inch diameter steel reference pin found N 01° 22' 36" E 30.12 feet.

Thence N 01° 22' 36" E 1355.47 feet, along the west line of Troyer, to a 5/8 inch diameter steel pin found at the **Point of Beginning** for the parcel herein described.

Thence with the following **FOUR** courses:

- 1) **N 01° 22' 36" E 1355.55 feet** to a capped pin set on the north line of the quarter section.
- 2) **S 89° 15' 25" E 94.65 feet**, along the north line of the quarter section, to a 5/8 inch diameter steel pin found at the northwest corner of the previously mentioned Troyer.
- 3) **S 01° 22' 13" W 1356.50 feet**, along the west line of Troyer, to a 5/8 inch diameter steel pin found.
- 4) **N 88° 40' 47" W 94.79 feet**, along the north line of Troyer, to the **Point of Beginning**.

Troyer description of 2.949 acres in Section 26, T-16N, R-12W, East Union Township,
Wayne County, Ohio

This parcel contains 2.949 acres and has no frontage on any public way.

Prior Instrument: deed volume 696, page 152.

Permanent Parcel #: part of 27-01285.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 2021, 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 1881 page 912.

All bearings are related and based on the south line of the quarter section according to record survey FF-350.

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.

 2/16/21
Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB\2K20\job186\Troyer 2.949 Ac Legal.docx



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

February 16, 2021

Grantor(s): Dan A. and Rebecca M. Troyer
10090 Emerson Road
Apple Creek, OH 44606

Grantee:

BOUNDARY DESCRIPTION

31.463 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union**, in the **southwest quarter of Section 26, T-16N, R-12W**.

Being all of the land described in deeds to Dan A. and Rebecca M. Troyer recorded in official record volume 508, page 85 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Beginning at a railroad spike shaft found in Emerson Road (County Road 79) marking the southeast corner of the southwest quarter of Section 26 – witnessed by a one inch square steel reference bar found N 01° 22' 25" E 30.00 feet.

Thence with the following EIGHT courses:

- 1) **N 88° 14' 03" W 496.52 feet**, along the south line of the quarter section and in Emerson Road, to the southwest corner of Dan A. and Rebecca M. Troyer as described in official record volume 508, page 85 – witnessed by a 5/8 inch diameter steel reference pin found N 01° 22' 36" E 30.12 feet.

The following Five courses (Courses 2 through 6) follow the lines of Troyer;

- 2) **N 01° 22' 36" E 1074.25 feet** to a capped pin set.
- 3) **N 88° 40' 47" W 80.00 feet** to a capped pin set.
- 4) **N 01° 22' 36" E 281.22 feet** to a capped pin set.
- 5) **S 88° 40' 47" E 80.00 feet** to a 5/8 inch diameter steel pin found.
- 6) **N 01° 22' 36" E 1355.55 feet** to a capped pin set on the north line of the quarter section.

Troyer description of 31.463 acres in Section 26, T-16N, R-12W, East Union Township,
Wayne County, Ohio

- 7) **S 89° 15' 25" E 496.39 feet**, along the north line of the quarter section, to a capped pin set marking the northeast corner of the quarter.
- 8) **S 01° 22' 25" W 2719.88 feet**, along the east line of the quarter section, to the **Point of Beginning**.

This parcel contains 31.463 acres.

Prior Instrument: official record volume 508, page 85 and official record volume ____, page ____.

Permanent Parcel #: all of 27-01285.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 2021, 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 VWJ page 912.

All bearings are related and based on the south line of the quarter section according to record survey FF-350.

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.

 2/16/21
Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB\S\K20\job186\Troyer 31.463 Ac Legal.docx

