

BOUNDARY DESCRIPTION
3.975 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southwest quarter of Section 22, T-15N, R-12W.**

Being part of the land described in a deed to **Thomas A. and Janice M. Troyer** recorded in deed volume 714, page 288 of the Wayne County records.

Described as follows:

Commencing at a stone monument found on the line between Holmes County and Wayne County, marking the southwest corner of the southwest quarter of Section 22.

Thence S 85° 57' 46" E 1296.92 feet, along the south line of the quarter section and the line between Holmes County and Wayne County, to a 5/8 inch diameter iron pin found in Criswell Road (County Road 225) at the southwest corner of Robert L. Weaver, Trustee as described in official record volume 813, page 784.

Thence N 04° 12' 00" E 688.34 feet, along the west line of Weaver and in Criswell Road, to a point on the east line of Thomas A. and Janice M. Troyer as described in deed volume 714, page 288, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 76° 43' 37" W 30.32 feet.

Thence with the following EIGHT courses:

- 1) N 76° 43' 37" W 110.71 feet to a capped pin set.
- 2) N 35° 55' 39" W 256.65 feet to a capped pin set.
- 3) N 68° 06' 45" W 172.05 feet to a capped pin set.
- 4) N 04° 58' 21" E 248.39 feet to a capped pin set.
- 5) S 85° 01' 39" E 212.00 feet to a capped pin set.
- 6) N 60° 02' 05" E 77.13 feet to a capped pin set.
- 7) S 85° 48' 00" E 159.49 feet to a point in Criswell Road on the east line of said Troyer – witnessed by a capped reference pin set N 85° 48' 00" W 26.89 feet.
- 8) S 04° 12' 00" W 554.79 feet, in Criswell Road and along the east line of Troyer, to the **Point of Beginning.**

This parcel contains 3.975 acres

Prior Instrument: deed volume 714, page 288

Permanent Parcel #: part of 45.00387.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December of 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 XX, page 134

All bearings are related and based on the east line according to record survey UU-909.

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 12/10/21

Edward A. Gasbarre, P.S. 7036

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