

**BOUNDARY DESCRIPTION**  
**76.724 Acres**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southeast quarter of Section 10, T-16N, R-12W.**

Being all of the land described in a deed to **Lester E. and Ada Marie Troyer** recorded in official record volume 367, page 806 of the Wayne County records.

Described as follows:

**Commencing** at one inch diameter steel pin found in Swinehart Road (Township Road 145) marking the southeast corner of the southeast quarter of Section 10.

Thence S 88° 51' 22" W 457.03 feet, along the south line of the quarter section, to a 5/8 inch diameter steel pin found at the **Point of Beginning** for the parcel herein described.

Thence with the following SEVENTEEN courses:

- 1) **S 88° 51' 22" W 936.06 feet**, along the south line of the quarter section, to a 5/8 inch diameter steel pin found at the southeast corner of Professional Agricultural Management, Inc. as described in deed volume 698, page 655 and deed volume 703, page 872.
- 2) **N 00° 28' 54" W 2636.32 feet**, along the east line of Professional Agriculture Management, Inc., to a 5/8 inch diameter steel pin found on the north line of the quarter section.
- 3) **N 88° 42' 42" E 813.88 feet**, along the north line of the quarter section, to a capped pin marked ODOT R/W found on the southerly line of U.S. Route 30, a limited access highway.
- 4) **Southeasterly**, along the arc of a curve concave to the northeast, the southerly line of the State of Ohio as described in official record volume 423, page 2476 and the southerly line of U.S. Route 30, a distance of 557.65 feet, to a capped pin marked "ODOT R/W" found.
- 5) **S 00° 41' 39" E 199.89 feet**, along the west line of the Wayne County Commissioners as described in official record volume 423, page 2472, to a 3/4 inch diameter steel pin found.
- 6) **S 88° 13' 23" W 296.59 feet**, along the north line of Mark R. and Megan J. Sarver as described in official record volume 839, page 2537, to a 5/8 inch diameter steel pin found.
- 7) **S 00° 56' 01" E 250.00 feet**, along the west line of Sarver, to the southwest corner thereof – witnessed by a capped reference pin set N 00° 56' 01" W 4.88 feet and a capped reference pin set N 88° 13' 25" E 4.37 feet.
- 8) **N 88° 13' 23" E 348.50 feet**, along the south line of Sarver and the extension thereof, to a point on the east line of the quarter section and in Swinehart Road (Township Road 145) – witnessed by a capped pin marked "ODOT R/W" found S 88° 13' 23" W 30.05 feet and a railroad spike found N 88° 13' 23" E 0.36 feet.

- 9) **S 01° 00' 00" E 768.58 feet**, along the east line of the quarter section and in Swinehart Road, to a railroad spike found at the northeast corner of Lester E. and Ada Marie Troyer as described in official record volume 915, page 3231 – witnessed by a capped reference pin set S 87° 05' 45" W 47.63 feet.
- 10) **S 87° 05' 45" W 189.20 feet**, along the north line of Troyer, to a capped pin marked "Rudolph 6449" found.
- 11) **S 00° 58' 24" E 123.30 feet**, along the west line of Troyer, to a 5/8 inch diameter steel pin found.
- 12) **S 88° 11' 16" W 144.66 feet**, along a north line of Troyer, to a capped pin marked "Rudolph" found.
- 13) **S 01° 02' 55" E 69.19 feet**, along a west line of Troyer, to a capped pin set.
- 14) **N 89° 01' 22" E 333.74 feet**, along the south line of Troyer, to a point on the east line of the quarter section and in Swinehart Road – witnessed by a capped reference pin set S 89° 01' 22" W 27.34 feet.
- 15) **S 01° 00' 00" E 803.46 feet**, along the east line of the quarter section and in Swinehart Road, to the northeast corner of Daniel D. Shrock as described in official record volume 812, page 1712 – witnessed by a capped reference pin set S 88° 53' 16" W 17.24 feet.
- 16) **S 88° 53' 16" W 457.09 feet**, along the north line of Shrock, to a 5/8 inch diameter steel pin found.
- 17) **S 01° 01' 15" E 178.45 feet**, along the west line of Shrock, to the **Point of Beginning**.

**This parcel contains 76.724 acres.**

**Prior Instrument: official record volume 367, page 806.**

**Permanent Parcel #: all of 27-01270.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March of 2022, 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 209.

All bearings are related and based on the east line of the quarter section according to record survey JJ-453.

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* 3/25/22

Edward A. Gasbarre, P.S. 7036

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