

Boundary Description
12.627 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northwest and northeast quarters of Section 26 and the southwest quarter of Section 23, T-16N, R-11W.**

Being part of the land described in a deed to **Neuenschwander Poultry Farm** recorded in official record volume 72, page 942 of the Wayne County records.

Described as follows:

Commencing at a 3/4 inch diameter crimped steel pipe found in Lustig Road (Township Road 155) marking the center of Section 26.

Thence N 01° 10' 29" W 1973.36 feet, along the east line of the northwest quarter and in Lustig Road, to a mag-spike set in the intersection of Hackett Road (County Road 188) at the **Point of Beginning** for the parcel herein described.

Thence with the following ELEVEN courses:

- 1) N 01° 10' 29" W 13.00 feet, along the east line of the quarter section, to a capped pin set in Hackett Road.
- 2) N 88° 24' 49" W 661.14 feet, in Hackett Road, to a southeast corner of Menno J. and Emma Hershberger as described in official record volume 99, page 173 – witnessed by a one inch diameter steel reference pipe found N 00° 12' 17" W 15.00 feet.
- 3) N 00° 12' 17" W 713.44 feet, along an easterly line of Hershberger, to a stone monument found – witnessed by a capped reference pin set N 88° 56' 09" E 12.07 feet.
- 4) N 88° 56' 09" E 386.94 feet, along the north line of the quarter section and the south line of Hershberger, to a 3/4 inch diameter crimped steel pipe found at a southeast corner thereof.
- 5) N 01° 03' 51" W 161.70 feet, into the southwest quarter of Section 23, to a point in the Sugar Creek – witnessed by a capped reference pin set S 01° 03' 51" E 36.36 feet.
- 6) S 52° 06' 17" E 257.17 feet, in the Sugar Creek and along the southwesterly line of Mattie D. and Harvey S. Hershberger but as described in a previous deed to Ben H. Miller and others recorded in deed volume 430, page 570, to a point on the south line of the quarter section – witnessed by a capped reference pin set S 88° 56' 09" W 42.02 feet.
- 7) N 88° 56' 09" E 61.39 feet, along the south line of the quarter section, to the southeast corner of the quarter.
- 8) S 01° 10' 29" E 105.03 feet, along the west line of the northeast quarter of Section 26, to a 1 inch diameter steel pipe found.

- 9) **S 30° 32' 19" E 264.34 feet**, along a westerly line of Mose J. and Malinda M. Swartzentruber as described in official record volume 335, page 1741, to a one inch diameter crimped steel pipe found.
- 10) **S 06° 59' 16" W 431.75 feet**, along a westerly line of Swartzentruber, to a railroad spike found in Hackett Road – witnessed by a one inch diameter steel reference pipe found N 06° 59' 16" E 14.89 feet.
- 11) **N 86° 16' 18" W 68.57 feet**, in Hackett Road and along a north line of Swartzentruber, to the **Point of Beginning**.

This parcel contains 12.627 acres; of which 10.947 acres lie in the northwest quarter and 1.309 acres lie in the northeast quarter of Section 26 and 0.371 acres lie in the southwest quarter of section 23.

A portion of this parcel lies within a known floodplain.

Prior Instrument: official record volume 72, page 942.

Permanent Parcel #: part of 47-01189.000, all of 47-01190.000 and 47-01192.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in April 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 217.

All bearings are related and based on the north line of the quarter section according to record survey II-445.

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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Boundary Description
25.655 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northwest quarter of Section 26, T-16N, R-11W.**

Being part of the land described in a deed to **Neuenschwander Poultry Farm** recorded in official record volume 72, page 942 of the Wayne County records.

Described as follows:

Commencing at a 3/4 inch diameter crimped steel pipe found in Lustig Road (Township Road 155) marking the center of Section 26.

Thence **N 01° 10' 29" W 924.49 feet**, along the east line of the quarter section and in Lustig Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set **N 86° 00' 06" W 24.37 feet**.

Thence with the following FIVE courses:

- 1) **N 86° 00' 06" W 1082.57 feet**, along the north line of Samuel P. and Elizabeth R. Hershberger as described in official record volume 644, page 1385, to a capped pin set.
- 2) **N 01° 12' 35" W 1001.54 feet**, along an easterly line of Menno J. and Emma Hershberger as described in official record volume 99, page 173, to a point in Hackett Road (County Road 188) – witnessed by a capped reference pin set **S 01° 12' 35" E 26.34 feet**.
- 3) **N 89° 34' 08" E 418.44 feet**, along a southerly line of Hershberger and in Hackett Road, to a southeasterly corner thereof – witnessed by a one inch diameter steel reference pipe found **N 00° 12' 17" W 15.00 feet**.
- 4) **S 88° 24' 49" E 661.14 feet**, in Hackett Road, to a capped pin set in the intersection of Lustig Road on the east line of the quarter section.
- 5) **S 01° 10' 29" E 1061.87 feet**, along the east line of the quarter section and in Lustig Road, to the **Point of Beginning**.

This parcel contains 25.655 acres.

Prior Instrument: official record volume 72, page 942.

Permanent Parcel #: part of 47-01189.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in April 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 217.

All bearings are related and based on the north line of the quarter section according to record survey II-445.

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 4/26/22

Edward A. Gasbarre, P.S. 7036

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