

Boundary Description
2.611 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northeast quarter of Section 23, T-16N, R-12W.**

Being part of the land described in a deed to **Kenneth L. Stoltzfus and Michael D. Stoltzfus, co-trustees**, recorded in official record volume 938, page 2930 of the Wayne County records.

Described as follows:

Commencing at a capped pin found marking the center of Section 23.

Thence S 88° 14' 13" E 188.43 feet, along the south line of the quarter section, to a point in Carr Road (County Road 94-A) – witnessed by a capped reference pin set S 88° 14' 13" E 37.14 feet.

Thence N 15° 18' 23" E 312.34 feet, in Carr Road, to a westerly corner of Kenneth L. Stoltzfus and Michael D. Stoltzfus, co-trustees, as described in official record volume 938, page 2930, the **Point of Beginning** for the parcel herein described – witnessed by a 5/8 inch diameter steel reference pin found S 82° 41' 30" E 30.39 feet.

Thence with the following FOUR courses:

- 1) **N 15° 18' 23" E 290.65 feet**, along the easterly line of Mohawk Entities, LLC as described in official record volume 626, page 1207, to a point – witnessed by a capped reference pin set S 75° 44' 48" E 45.76 feet.
- 2) **S 75° 44' 48" E 410.76 feet** to a capped pin set.
- 3) **S 05° 54' 12" W 238.22 feet** to a capped pin set.
- 4) **N 82° 41' 30" W 454.02 feet**, in part along the north line of Lot 4 of the Levi A. Miller Allotment No.1 as recorded in plat volume 28, page 525, to the **Point of Beginning**.

This parcel contains 2.611 acres.

Prior Instrument: official record volume 938, page 2930.

Permanent Parcel #: part of 27-01024.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in April 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 234

All bearings are related and common with record survey XX-107.

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 4/07/22
Edward A. Gasbarre, P.S. 7036

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Boundary Description
13.034 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northeast quarter and southeast quarter of Section 23, T-16N, R-12W.**

Being all of the land described in deeds to **'Lil' John Transport, LLC** recorded in official record volume 935, page 319 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a capped pin found marking the center of Section 23.

Thence S 88° 14' 13" E 188.72 feet, along the quarter section line, to a point in Carr Road (County Road 94-A), the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 88° 14' 13" E 36.85 feet.

Thence with the following TEN courses:

- 1) **S 88° 14' 13" E 461.26 feet**, along the north line of the quarter section, to the southeast corner of Lot 4 of the Levi A. Miller Allotment No. 1 as recorded in plat volume 28, page 525 - witnessed by a capped pin marked "Rudolph" found S 06° 01' 48" W 0.38 feet.
- 2) **N 06° 01' 48" E 264.76 feet**, along the east line of Lot 1 and into the northeast quarter, to a capped pin marked "Rudolph" found.
- 3) **S 82° 41' 30" E 44.00 feet** to a capped pin set.
- 4) **N 05° 54' 12" E 238.22 feet** to a capped pin set.
- 5) **S 88° 27' 04" E 574.80 feet** to a capped pin set on the west line Mervin A. and Barbara A. Hershberger as described in official record volume 468, page 1828.
- 6) **S 01° 55' 10" W 499.53 feet**, along the west line of Hershberger, to a 1-1/2 inch diameter steel pipe found on the south line of the quarter section.
- 7) **N 88° 14' 13" W 170.39 feet**, along the south line of the quarter section, to a capped pin found.

- 8) **S 01° 47' 28" W 267.02 feet**, into the southeast quarter and along a westerly line of Abe D. and Sarah E. Hershberger as described in official record volume 935, page 321, to a capped pin found.
- 9) **N 88° 15' 55" W 1008.15 feet**, along a northerly line of Hershberger, to a point in Carr Road – witnessed by a 5/8 inch diameter steel reference pin found S 88° 15' 55" E 31.23 feet.
- 10) **N 15° 04' 12" E 274.90 feet**, in Carr Road and along the east line of Gideon E. and Barbara Troyer as described in official record volume 892, page 640, to the **Point of Beginning**.

This parcel contains 13.034 acres; of which 7.042 acres lie in the northeast quarter and 5.992 acres lie in the southeast quarter of Section 23.

Prior Instrument: official record volume 935, page 319 and official record volume _____, page _____.

Permanent Parcel #: all of 27-01516.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in April 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 234

All bearings are related and common with record survey XX-107.

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 4/10/22
Edward A. Gasbarre, P.S. 7036

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Boundary Description
7.821 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northeast quarter of Section 23, T-16N, R-12W.**

Being all of the land described in deeds to **Andy J. and Clara A. Yoder** recorded in official record volume 254, page 889 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a capped pin found marking the center of Section 23.

Thence S 88° 14' 13" E 188.43 feet, along the south line of the quarter section, to a point in Carr Road (County Road 94-A) – witnessed by a capped reference pin set S 88° 14' 13" E 37.14 feet.

Thence N 15° 18' 23" E 602.99 feet, in Carr Road, to a point on the east line of Mohawk Entities, LLC as described in official record volume 626, page 1207, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 75° 44' 48" E 45.76 feet.

Thence with the following SEVEN courses:

- 1) **N 15° 18' 23" E 220.71 feet**, in Carr Road, along the east line of Mohawk Entities, LLC and the extension thereof, to the southwest corner of Linda G. and Randall J. Marshall as described in official record volume 906, page 2650 – witnessed by a 5/8 inch diameter steel reference pin found S 88° 28' 06" E 30.00 feet.
- 2) **S 88° 28' 06" E 449.37 feet**, along the south line of Marshall, to a capped pin set.
- 3) **N 15° 23' 54" E 150.06 feet**, along the east line of Marshall, to a 5/8 inch diameter steel pin found.
- 4) **S 88° 28' 06" E 440.64 feet**, along the south line of Atlee C. and Fannie A. Miller as described in official record volume 906, page 3594, to a capped pin set on the west line Mervin A. and Barbara A. Hershberger as described in official record volume 468, page 1828.
- 5) **S 01° 55' 10" W 450.69 feet**, along the west line of Hershberger, to a capped pin set.
- 6) **N 88° 27' 04" W 574.80 feet** to a capped pin set.

7) N 75° 44' 48" W 410.76 feet to the Point of Beginning.

This parcel contains 7.821 acres.

Prior Instrument: official record volume 254, page 889 and official record volume _____, page _____.

Permanent Parcel #: all of 27-01024.005

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in April 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 234

All bearings are related and common with record survey XX-107.

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 4/07/22
Edward A. Gasbarre, P.S. 7036

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