

BOUNDARY DESCRIPTION

2.372 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southeast quarter of Section 22, T-14N, R-13W.**

Being all of the land described in deeds to **Jennifer Ice** recorded in official record volume 861, page 1132 and official record volume \_\_\_\_, page \_\_\_\_, of the Wayne County records.

Described as follows:

**Commencing** at 5/8 inch diameter steel pin found in James Road (County Road 90) marking the southwest corner of the southeast quarter of Section 22.

Thence N 01° 00' 00" E 612.09 feet, along the west line of the quarter section and in James Road, to the northwest corner of Marty J. and Lori Troyer as described in official record volume 840, page 1774, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 83° 30' 09" E 40.76 feet.

Thence with the following FOUR courses:

- 1) **N 01°00' 00" E 292.80 feet**, along the west line of the quarter section and in James Road, to the northwest corner of Jennifer Ice as described in official record volume 861, page 1132 – witnessed by a capped reference pin found S 88° 37' 42" E 33.09 feet.
- 2) **S 88° 37' 42" E 311.65 feet**, along the north line of Ice, to a capped pin found.
- 3) **S 32° 12' 26" E 274.84 feet**, along the easterly line of Ice as described in official record volume \_\_\_\_, page \_\_\_\_, to a capped pin set on the northerly line of Marty J. and Lori Troyer as described in official record volume 480, page 1774.
- 4) **S 83° 30' 09" W 466.15 feet**, along the northerly line of Troyer, to the **Point of Beginning**.

**This parcel contains 2.372 acres.**

**Prior Instrument: official record volume 861, page 1132 and official record volume \_\_\_\_, page \_\_\_\_.**  
**Permanent Parcel #: all of 29-00195.013**

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 251

All bearings are related and common with record survey WW-256.

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.

 3/22/22

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

15.464 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southeast quarter of Section 22, T-14N, R-13W.**

Being part of the land described in a deed to **Jean Tharp and Marsha R. Scanlin** recorded in official record volume 725, page 1474 of the Wayne County records.

Described as follows:

**Commencing** at 5/8 inch diameter steel pin found in James Road (County Road 90) marking the southwest corner of the southeast quarter of Section 22.

Thence N 01° 00' 00" E 904.89 feet, along the west line of the quarter section and in James Road, to the northwest corner of Jennifer Ice as described in official record volume 861, page 1132, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found S 88° 37' 42" E 33.09 feet.

Thence with the following EIGHT courses:

- 1) **N 01°00' 00" E 595.49 feet**, along the west line of the quarter section and in James Road, to a railroad spike found in the intersection of Harrison Road (County Road 2).
- 2) **N 89° 00' 43" E 400.26 feet**, in Harrison Road and along the south line of Abe E. Yoder as described in official record volume 755, page 1996, to the southeast corner thereof – witnessed by a 3/4 inch diameter steel reference pipe found N 00° 59' 33" E 30.02 feet.
- 3) **N 89° 26' 19" E 520.70 feet**, in Harrison Road and along the south line of Levi E. and Martha J. Miller as described in official record volume 775, page 2428, to a point – witnessed by a capped reference pin set S 01° 19' 40" W 25.37 feet.
- 4) **S 01° 19' 40" W 828.58 feet** to a capped pin found at the northeast corner of Marty J. and Lori Troyer as described in official record volume 840, page 1774.
- 5) **N 86° 39' 56" W 190.00 feet**, along the northerly line of Troyer, to a 5/8 inch diameter steel pin found.
- 6) **S 83° 30' 09" W 266.05 feet**, along the northerly line of Troyer, to a capped pin set.
- 7) **N 32° 12' 26" W 274.84 feet** to a capped pin found at the northeast corner of Jennifer Ice as described in official record volume 861, page 1132.
- 8) **N 88° 37' 42" W 311.65 feet**, along the north line of Ice, to the **Point of Beginning**.

**This parcel contains 15.464 acres.**

**Prior Instrument: official record volume 725, page 1474.**

**Permanent Parcel #: part of 29-00195.000**

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 251

All bearings are related and common with record survey WW-256.

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

49.867 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southeast quarter of Section 22, T-14N, R-13W.**

Being part of the land described in a deed to **Jean Tharp and Marsha R. Scanlin** recorded in official record volume 725, page 1474 of the Wayne County records.

Described as follows:

**Commencing** at 5/8 inch diameter steel pin found in James Road (County Road 90) marking the southwest corner of the southeast quarter of Section 22.

Thence S 86° 37' 36" E 912.35 feet, along the south line of the quarter section and the line between Wayne County and Holmes County, to a capped pin marked "Baker" found at the **Point of Beginning** for the parcel herein described.

Thence with the following TWELVE courses:

- 1) **N 01° 19' 40" E 1566.26 feet**, along the east line of Mark J. and Laura M. Miller as described in official record volume 842, page 531 and the extension thereof, to a point in Harrison Road (County Road 2) on the south line of Levi E. and Martha J. Miller as described in official record volume 775, page 2428 – witnessed by a capped reference pin set S 01° 19' 40" W 25.37 feet.
- 2) **N 89° 26' 19" E 225.26 feet**, in Harrison Road and along the south line of Miller, to a railroad spike found.
- 3) **N 85° 01' 02" E 471.00 feet**, in Harrison Road, along the south line of Miller and the extension thereof, to the northwest corner of Jamie A. and Shayln E. Lynch as described in official record volume 892, page 1639 – witnessed by a capped reference pin found S 04° 58' 58" E 23.90 feet.
- 4) **S 04° 58' 58" E 317.00 feet**, along the west line of Lynch, to a capped pin found.
- 5) **N 85° 01' 02" E 298.23 feet**, along the south line of Lynch, to a capped pin found.
- 6) **N 04° 58' 58" W 317.00 feet**, along the east line of Lynch, to a point in Harrison Road on the south line of Carl W. and Jean E. Tharp as described in official record volume 577, page 935 – witnessed by a capped reference pin found S 04° 58' 58" E 19.83 feet.
- 7) **N 85° 01' 02" E 327.84 feet**, along the south line of Tharp and in Harrison Road, to a 5/8 inch diameter steel pin found at the northwest corner of Wayne R. and Carla Yoder as described in official record volume 385, page 2290 – witnessed by a 5/8 inch diameter steel reference pin found S 07° 44' 22" E 30.03 feet.
- 8) **S 07° 44' 22" E 772.21 feet**, along the west line of Yoder, to a capped pin found.

- 9) S 01° 03' 28" W 297.60 feet, along a westerly line of Levi D. Miller as described in deed volume 625, page 588, to a 5/8 inch diameter steel pin found.
- 10) S 47° 49' 30" W 145.91 feet, along a westerly line of Miller, to a capped pin found.
- 11) S 01° 04' 43" W 581.37 feet, along a westerly line of Miller, to a capped pin found on the south line of the quarter section and the line between Wayne County and Holmes County.
- 12) N 86° 37' 36" W 1336.21 feet, along the south line of the quarter section and the county line, to the Point of Beginning.

**This parcel contains 49.867 acres.**

**Prior Instrument: official record volume 725, page 1474.**

**Permanent Parcel #: all of 29-00195.000**

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 251

All bearings are related and common with record survey WW-256.

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.

 3/22/22

Edward A. Gasbarre, P.S. 7036

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