

BOUNDARY DESCRIPTION
26.959 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southeast quarter of Section 2, T-16N, R-12W.**

Being part of the land described in a deed to **Atlee M. and Rebecca J. Troyer, AKA Becky J. Troyer**, recorded in official record volume 277, page 28 of the Wayne County records.

Described as follows:

Commencing at a record stone monument in McQuaid Road (County Road 416) marking the northwest corner of the southeast quarter of Section 2.

Thence S 04° 47' 02" W 1187.81 feet, along the west line of the quarter section, to a capped pin set at the southwest corner of Levi J. and Katherine J. Schlabach as described in official record volume 903, page 4452, the **Point of Beginning** for the parcel herein described – witnessed by a 2 inch diameter steel pipe found N 86° 34' 34" W 5.14 feet.

Thence with the following FIVE courses:

- 1) **S 86° 34' 34" E 434.64 feet**, along the south line of Schlabach, to a 2 inch diameter iron pipe found.
- 2) **S 85° 59' 14" E 1242.30 feet** to a capped pin set.
- 3) **S 20° 17' 14" W 778.47 feet** to a capped pin set on the north line of Moses A. and Katie M. Miller as described in official record volume 461, page 302.
- 4) **N 85° 59' 14" W 1468.75 feet**, along a north line of Miller, to a capped pin set on the west line of the quarter section – witnessed by a stone monument found N 85° 59' 14" W 8.30 feet.
- 5) **N 04° 47' 02" E 742.88 feet**, along the west line of the quarter section, to the **Point of Beginning.**

This parcel contains 26.959 acres, has no frontage on any public way but is benefited by the access easement described in official record volume ____ page ____

A portion of this parcel lies within a known floodplain.

Prior Instrument: official record volume 277, page 28

Permanent Parcel #: part of 27-00384.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June 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 293

All bearings are related and based on the west line according to record survey SS-422.

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 6/23/22
Edward A. Gasbarre, P.S. 7036

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Sixty-Foot Wide Access Easement Description

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southwest quarter of Section 2, T-16N, R-12W**.

Being part of the land described in a deed to **Wesley M. and Ruth A. Miller** recorded in official record volume 938, page 1506 of the Wayne County records.

Described follows:

Commencing at a record stone monument in McQuaid Road (County Road 416) marking the northeast corner of the southwest quarter of Section 2.

Thence N 85° 20' 28" W 20.03 feet, along the north line of the quarter section, to the northwest corner of Levi J. and Katherine J. Schlabach as described in official record volume 903, page 4452, the **Point of Beginning** for the easement herein described.

Thence with the following SIX courses:

- 1) **S 00° 59' 38" E 198.97 feet**, along a west line of Schlabach, to a capped pin marked "Baker 6938" found on the east line of the quarter section.
- 2) **S 04° 47' 02" W 1732.69 feet**, along the east line of the quarter section, to a capped pin set.
- 3) **N 85° 12' 58" W 60.00 feet** to a point on the east line of Joseph R. Hershberger and Arie J. Hershberger as described in official record volume 929, page 5239 – witnessed by a capped pin found S 04° 47' 02" E 33.09 feet.
- 4) **N 04° 47' 02" E 1729.66 feet**, along the east line of Hershberger and the extension thereof, to a capped pin marked "Baker 6938" found at an easterly corner of Joseph Girdlestone and Kelly Ossler as described in official record volume 499, page 1975.
- 5) **N 00° 59' 38" W 201.88 feet**, along a northeasterly line of Girdlestone and Ossler, to a point on the north line of the quarter section and in McQuaid Road – witnessed by a capped reference pin marked "Baker 6938" found S 00° 59' 38" E 19.40 feet.
- 6) **S 85° 20' 28" E 60.29 feet**, along the north line of the quarter section and in McQuaid Road, to the **Point of Beginning**.

Prior Instrument: official record volume 938, page 1506.

Permanent Parcel #: part of 27-01134.002

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June 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 ~~293~~

All bearings are related and based on the east line of the quarter section according to record survey SS-422.

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.

 6/23/22

Edward A. Gasbarre, P.S. 7036

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