

BOUNDARY DESCRIPTION  
27.992 Acres

Situated in the State of Ohio, County of Wayne, **Township of Clinton** in the **southeast and southwest quarters of Section 23, T-18N, R-14W.**

Being part of the land described in a deed to **Richard Lee Dutter, Gary Dean Dutter, Ricky Gene Dutter, Milton Earl Dutter Jr.** recorded in deed volume 540, page 217 and part of the land described in a deed to **Wava D. Dutter** recorded in deed volume 371, page 29 of the Wayne County records.

Described as follows:

**Commencing** at a pointed steel shaft found in Centerville Road (County Road 1) marking the southeast corner of the southwest quarter of Section 23.

Thence N 89° 45' 04" W 344.78 feet, along the south line of the quarter section and the line between Wayne County and Holmes County, to a 2 inch diameter steel pipe found in the intersection of Jefferson Road (County Road 157).

Thence N 00° 05' 41" W 873.47 feet, in Jefferson Road and along the east line of Jacob J. and Emma Troyer as described in official record volume 19, page 190, to a northwesterly corner of Colton R. and Erica L. Dutter as described in official record volume 941, page 5511, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 88° 56' 29" E 26.09 feet.

Thence with the following NINE courses:

- 1) **N 00° 05' 41" W 617.82 feet**, along the east line of Troyer and in Jefferson Road, to a railroad spike found at the southeast corner of John L. and Sharon E. Dahl as described in official record volume 444, page 1529.
- 2) **N 19° 11' 41" E 208.13 feet**, along the easterly line of Dahl and in Jefferson Road, to the southwest corner of Frederick L. Bowen as described in official record volume 613, page 1697 – witnessed by a capped reference pin set S 88° 51' 04" E 34.73 feet.
- 3) **S 88° 51' 04" E 1638.83 feet**, along the south line of Bowen, the extension thereof and passing into the southeast quarter at a distance of 275.54 feet, to a one inch diameter steel pipe found in Saunders Road (Township Road 408) – witnessed by a capped reference pin set N 88° 51' 04" W 27.93 feet.
- 4) **S 00° 42' 10" E 843.31 feet**, in Saunders Road and along the west line of Bradley Q. and Amy J. Young as described in official record volume 833, page 1274, to a 5/8 inch diameter steel pin found – witnessed by a capped reference pin marked "Rudolph 6449" found N 88° 56' 29" W 29.90 feet.
- 5) **N 88° 56' 29" W 556.49 feet**, along the north line of Bradley Q. and Amy J. Young as described in official record volume 46, page 233, to a capped pin set at the southeast corner of Colton R. and Erica L. Dutter as described in official record volume 941, page 5511.

- 6) **N 21° 06' 45" W 405.72 feet**, along the easterly line of Dutter, to a capped pin set.
- 7) **N 88° 56' 06" W 467.02 feet**, along a northerly line of Dutter and passing over a capped pin set at a distance of 238.78 feet, to a 5/8 inch diameter steel pin found.
- 8) **S 00° 05' 19" E 345.84 feet**, along a westerly line of Dutter, to a capped pin set.
- 9) **N 88° 56' 29" W 547.40 feet**, along a northerly line of Dutter and passing into the southwest quarter at a distance of 202.84 feet, to the **Point of Beginning**.

**This parcel contains 27.992 acres;** of which 21.701 acres lie in the southeast quarter and 6.291 acres lie in the southwest quarter of Section 23.

Prior Instrument: deed volume 540, page 217 and deed volume 371, page 29.

Permanent Parcel #: all of 19-00819.000 and 19-00821.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in September 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 ~~321~~

All bearings are related and based on the Grid North of the Ohio State Plane Coordinate System.

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.

 9/15/22

Edward A. Gasbarre, P.S. 7036

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