

Boundary Description
42.362 Acres

Situated in the State of Ohio, County of Wayne, Township of Clinton in the northwest quarter of Section 2, T-18N, R-14W.

Being part of the land described in a deed to Alan W. Troutman recorded in official record volume 35, page 123 of the Wayne County records.

Described as follows:

Commencing at a 3/4 inch diameter steel pipe found in the intersection of Millbrook Road (County 83) and Springville Road (Township Road 234) marking the southwest corner of the northwest quarter of Section 2.

Thence N 03° 02' 42" E 1280.25 feet, along the west line of the quarter section and in Springville Road, to a railroad spike found at the northwest corner of Alan W. Troutman as described in deed volume 642, page 26, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 85° 58' 37" E 40.00 feet.

Thence with the following TWELVE courses:

- 1) N 03° 02' 42" E 820.18 feet, along the west line of the quarter section and in Springville Road, to the southwest corner of Allan D. Ellis as described in official record volume 572, page 2480 - witnessed by a capped reference pin set S 85° 40' 38" E 40.00 feet.
- 2) S 85° 40' 38" E 938.48 feet, along the south line of Ellis, to a capped pin marked "Galbraith 8703" found at the northwest corner of Brandon R. and Rachelle L. Ogden as described in official record volume 907, page 2041.
- 3) S 04° 19' 22" W 244.88 feet, along the west line of Ogden, to a capped pin set.
- 4) S 78° 55' 40" E 715.65 feet, along the south line of Ogden, to a capped pin marked "Galbraith" found.
- 5) N 18° 42' 11" E 339.63 feet, along the east line of Ogden, to a capped pin marked "Galbraith" found on the south line of the previously mentioned Ellis.
- 6) S 85° 40' 38" E 915.13 feet, along the south line of Ellis, to a 5/8 inch diameter steel pin found on the east line of the quarter section.
- 7) S 02° 56' 23" W 663.29 feet, along the east line of the quarter section, to a capped pin set at a northeasterly corner of Mark D. Sidle as described in official record volume 544, page 2209.
- 8) N 87° 38' 07" W 1326.16 feet, along a northerly line of Sidle and passing through a capped pin set at 359.76 feet, to a point in tree stump – witnessed by a capped reference pin set S 00° 20' 12" W 12.46 feet.

- 9) S 00° 02' 12" W 132.00 feet, along a westerly line of Sidle, to a capped pin marked "Rudolph 6449" found at the northeast corner of Aaron W. and Morgan N. Butler as described in official record volume 881, page 1058.
- 10) S 65° 18' 03" W 476.84 feet, along the northerly line of Butler, to a capped pin marked "Rudolph" found at the easterly corner of Alan W. Troutman as described in deed volume 642, page 26.
- 11) N 18° 46' 12" W 277.93 feet, along the easterly line of Troutman, to a capped pin set.
- 12) N 85° 58' 37" W 804.20 feet, along the north line of Troutman, to the **Point of Beginning**.

This parcel contains 42.362 acres

Prior Instrument: official record volume 35, page 123.

Permanent Parcel #: all of 19-00686.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in February of 2023, 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 ~~433~~ 433

All bearings are related and based on the south line of the quarter section according to record survey RR-358.

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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