

Boundary Description
7.717 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northeast quarter of Section 19, T-16N, R-11W.**

Being part of the land described in deeds to **E and W Properties, LLC** recorded in official record volume 870, page 2591 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Kohler Road (Township Road 129) marking the northwest corner of the northeast quarter of Section 19.

Thence S 00° 45' 49" E 1230.17 feet, along the west line of the quarter section and in Kohler Road, to the northwest corner of a 4.410 acre parcel described in a deed to E and W Properties, LLC recorded in official record volume 870, page 2591, the **Point of Beginning** for the parcel herein described – witnessed by a cotton gin spike found N 87° 31' 38" E 30.00 feet.

Thence with the following SIX courses:

- 1) **N 87° 31' 38" E 575.09 feet**, along the north line of E and W Properties, LLC and the extension thereof, to a capped pin set on a north line of a 25.984 acre parcel described in a deed to Troy L. and Sherri R. Shaum recorded in official record volume 875, page 908.
- 2) **S 00° 45' 49" E 826.35 feet** to a capped pin set.
- 3) **S 87° 31' 38" W 275.00 feet** to a capped pin set at the southeast corner of a 0.69 acre parcel described in said deed to E and W Properties, LLC.
- 4) **N 00° 45' 49" W 463.00 feet**, along the east line of E and W Properties, LLC and the extension thereof, to a capped pin found at the northeast corner of KJJWD Gingerich Farm, Ltd. as described in official record volume 934, page 4941.
- 5) **S 87° 31' 38" W 300.09 feet**, along the north line of KJJWD Gingerich Farm, Ltd., to a point on the west line of the quarter section and in Kohler Road – witnessed by a capped reference pin found N 87° 31' 38" E 30.00 feet.
- 6) **N 00° 45' 49" E 363.35 feet**, along the west line of the quarter section and in Kohler Road, to the **Point of Beginning**.

This parcel contains 7.717 acres.

Prior Instrument: official record volume 870, page 2591 and official record volume ____, page ____.

Permanent Parcel #: all of 47-00452.001

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in March 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 454

All bearings are related and common with record survey UU-245.

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 3/07/23
Edward A. Gasbarre, P.S. 7036

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Boundary Description
3.307 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northeast quarter of Section 19, T-16N, R-11W.**

Being part of the land described in a deed to **Troy L. and Sherri R. Shaum** recorded in official record volume 875, page 908 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Kohler Road (Township Road 129) marking the northwest corner of the northeast quarter of Section 19.

Thence S 00° 45' 49" E 1230.17 feet, along the west line of the quarter section and in Kohler Road, to the northwest corner of a 4.410 acre parcel described in a deed to E and W Properties, LLC recorded in official record volume 870, page 2591 – witnessed by a cotton gin spike found N 87° 31' 38" E 30.00 feet.

Thence N 87° 31' 38" E 445.09 feet, along the north line of E and W Properties, LLC, to a capped pin found at the **Point of Beginning** for the parcel herein described.

Thence with the following SIX courses:

- 1) **N 87° 31' 38" E 130.00 feet**, along the north line of a 25.984 acre parcel described in a deed to Troy L. and Sherri R. Shaum recorded in official record volume 875, page 908, to a capped pin set.
- 2) **S 00° 45' 49" E 826.35 feet** to a capped pin set.
- 3) **S 87° 31' 38" W 275.00 feet** to a capped pin set at the southeast corner of a 0.69 acre parcel described in said deed to E and W Properties, LLC.
- 4) **N 00° 45' 49" W 253.00 feet**, along the east line of E and W Properties, LLC and the extension thereof, to a capped pin found.
- 5) **N 87° 31' 38" E 145.00 feet**, along the south line of a 4.410 acre parcel described in said deed to E and W Properties, LLC., to a capped pin found at the southeast corner thereof.
- 6) **N 00° 45' 49" W 573.35 feet**, along the east line of E and W Properties, LLC, to the **Point of Beginning**.

This parcel contains 3.307 acres and has no frontage on any public way.

Prior Instrument: official record volume 875, page 908.

Permanent Parcel #: part of 47-00453.002

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in March 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 454

All bearings are related and common with record survey UU-245.

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.

 3/07/23

Edward A. Gasbarre, P.S. 7036

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