

Boundary Description

28.147 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northwest quarter of Section 9, T-15N, R-12W.**

Being part of the land described in a deed to **Rolling W Acres, LLC** recorded in official record volume 949, page 939 of the Wayne County records.

Described as follows:

Beginning at a large nail found in the intersection of Moreland Road (County Road 77) and Apple Creek Road (County Road 44) marking the northwest corner of Section 9.

Thence with the following EIGHT courses:

- 1) **S 87° 20' 31" E 1449.61 feet**, along the north line of the quarter section and in Moreland Road, to the northwest corner of Ada S. Miller as described in official record volume 633, page 797 – witnessed by a capped reference pin set S 05° 19' 03" W 25.40 feet.
- 2) **S 05° 19' 03" W 1108.66 feet**, along the west line of Miller and the extension thereof, to a capped pin set at the southwest corner of Danny S. and Connie A. Miller as described in official record volume 633, page 801.
- 3) **N 87° 07' 18" W 211.13 feet**, along the north line of Ivan and Elnora Troyer as described in official record volume 554, page 804, to a capped pin marked "Rudolph 6449" found at the northwest corner thereof.
- 4) **S 09° 11' 46" W 68.99 feet**, along a west line of Troyer, to a capped pin marked "Green" found at the northeast corner of John E. and Marlene D. Yoder as described in official record volume 666, page 579.
- 5) **N 88° 06' 06" W 214.38 feet**, along the north line of Yoder, to a capped pin set.
- 6) **N 02° 17' 45" E 455.00 feet** to a capped pin set.
- 7) **N 88° 06' 06" W 957.39 feet** to a point on the west line of the quarter section and in Apple Creek Road – witnessed by a capped reference pin set S 88° 06' 06" E 20.44 feet.
- 8) **N 02° 17' 45" E 735.75 feet**, along the west line of the quarter section and in Apple Creek Road, to the **Point of Beginning.**

This parcel contains 28.147 acres and is subject to the Access Easement described in official record volume ____, page ____.

Prior Instrument: official record volume 949, page 939.

Permanent Parcel #: all of 45-00280.001

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

All bearings are related and common with record survey TT-950.

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 4/25/23

Edward A. Gasbarre, P.S. 7036

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Boundary Description

5.000 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northwest quarter of Section 9, T-15N, R-12W**.

Being part of the land described in a deed to **Rolling W Acres, LLC** recorded in official record volume 949, page 939 of the Wayne County records.

Described as follows:

Commencing at a large nail found in the intersection of Moreland Road (County Road 77) and Apple Creek Road (County Road 44) marking the northwest corner of Section 9.

Thence S 02° 17' 45" W 735.75 feet, along the west line of the quarter section and in Apple Creek Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 88° 06' 06" E 20.44 feet.

Thence with the following FOUR courses:

- 1) **S 88° 06' 06" E 478.69 feet** to a capped pin set.
- 2) **S 02° 17' 45" W 455.00 feet** to a capped pin set on the north line of John E. and Marlene D. Yoder as described in official record volume 666, page 579.
- 3) **N 88° 06' 06" W 478.69 feet**, along the north line of Yoder, to a point on the west line of the quarter section and in Apple Creek Road – witnessed by a railroad spike found S 88° 06' 06" E 0.30 feet and a 5/8 inch diameter steel reference pin found S 88° 06' 06" E 30.00 feet.
- 4) **N 02° 17' 45" E 455.00 feet**, along the west line of the quarter section and in Apple Creek Road, to the **Point of Beginning**.

This parcel contains 5.000 acres.

Prior Instrument: official record volume 949, page 939.

Permanent Parcel #: part of 45-00280.001

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in April 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 537

All bearings are related and common with record survey TT-950.

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.

 4/25/23

Edward A. Gasbarre, P.S. 7036

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Boundary Description
5.000 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northwest quarter of Section 9, T-15N, R-12W**.

Being part of the land described in a deed to **Rolling W Acres, LLC** recorded in official record volume 949, page 939 of the Wayne County records.

Described as follows:

Commencing at a large nail found in the intersection of Moreland Road (County Road 77) and Apple Creek Road (County Road 44) marking the northwest corner of Section 9.

Thence S 02° 17' 45" W 735.75 feet, along the west line of the quarter section and in Apple Creek Road, to the northwest corner of a 5.000 acre parcel – witnessed by a capped reference pin set S 88° 06' 06" E 20.44 feet.

S 88° 06' 06" E 478.69 feet, along the north line of the 5.000 acre parcel, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) S 88° 06' 06" E 478.69 feet to a capped pin set.
- 2) S 02° 17' 45" W 455.00 feet to a capped pin set on the north line of John E. and Marlene D. Yoder as described in official record volume 666, page 579.
- 3) N 88° 06' 06" W 478.69 feet, along the north line of Yoder, to a capped pin set.
- 4) N 02° 17' 45" E 455.00 feet, along the east line of a 5.000 acre parcel, to the **Point of Beginning**.

This parcel contains 5.000 acres and has no frontage on any public way.

This parcel is benefited by the by the Access Easement described in official record volume _____, page _____.

Prior Instrument: official record volume 949, page 939.

Permanent Parcel #: part of 45-00280.001

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 537.

All bearings are related and common with record survey TT-950.

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 4/25/23

Edward A. Gasbarre, P.S. 7036

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30 Feet Wide Access Easement Description

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northwest quarter of Section 9, T-15N, R-12W.**

Being part of the land described in a deed to **Rolling W Acres, LLC** recorded in official record volume 949, page 939 of the Wayne County records.

Being a strip of land lying between parallel lines located 30 feet westerly (right) of the following described east line along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

Commencing at a large nail found in the intersection of Moreland Road (County Road 77) and Apple Creek Road (County Road 44) marking the northwest corner of Section 9.

Thence S 87° 20' 31" E 816.00 feet, along the north line of the quarter section and in Moreland Road, to the **Point of Beginning** for the access easement herein described – witnessed by a capped reference pin set S 02° 39' 28" W 21.91 feet.

Thence with the following course:

S 02° 39' 28" W 724.98 feet to a capped pin set on the north line of a 5.000 acre parcel and there **Terminate.**

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in April 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 537

All bearings are related and common with record survey TT-950.

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.

 4/25/23

Edward A. Gasbarre, P.S. 7036

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