

Boundary Description
4.587 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northeast quarter of Section 1, T-15N, R-12W.**

Being part of the land described in a deed to **Ervin E. and Mary E. Yoder** recorded in official record volume 30 page 530 of the Wayne County records.

Described as follows:

Commencing at a pointed granite stone found marking the northwest corner of Section 1.

Thence N 87° 40' 35" E 304.17 feet, along the north line of the quarter section and the line between Salt Creek Township and East Union Township (T-16N, R-12W), to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following EIGHT courses:

- 1) **N 87° 40' 35" E 580.35 feet**, along the township line, to a capped pin marked "Purdy" found at the northwest corner of Henry H. and Anna D. Troyer as described in official record volume 781, page 1445 and official record volume 875, page 517.
- 2) **S 03° 07' 57" E 388.83 feet**, along the west line of Troyer, to a capped pin set.
- 3) **S 87° 45' 13" W 335.02 feet** to a capped pin set.
- 4) **N 01° 48' 08" W 133.77 feet** to a capped pin set.
- 5) **N 89° 10' 45" W 34.96 feet** to a capped pin set.
- 6) **S 62° 52' 36" W 97.64 feet** to a capped pin set.
- 7) **S 87° 03' 52" W 130.03 feet** to a capped pin set.
- 8) **N 02° 01' 33" W 295.00 feet** to the **Point of Beginning**.

This parcel contains 4.587 acres, has no frontage on any public way but is benefited by the access easement described in official record volume ~~XX~~, page 560

Prior Instrument: official record volume 30 page 530.

Permanent Parcel #: part of 45-000514.002

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 5a0.

All bearings are related and common with record survey TT-234.

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.

 2/09/23
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 northeast quarter of Section 1, T-15N, R-12W.**

Being part of the land described in a deed to **Ervin E. and Mary E. Yoder** recorded in official record volume 30, page 530 of the Wayne County records.

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

Described as follows:

Commencing at a pointed granite stone found marking the northwest corner of Section 1.

Thence S 02° 30' 00" E 286.19 feet, along the west line of the quarter section, and in Kansas Road (Township Road 179), to the **Point of Beginning** for the Access Easement herein described – witnessed by a capped reference pin set S 89° 23' 03" E 24.99 feet.

Thence with the following FIVE courses:

- 1) S 89° 23' 03" E 194.17 feet to a capped pin set.
- 2) N 87° 04' 04" E 107.85 feet to a capped pin set at the southwest corner of a 4.587 acre parcel.
- 3) N 87° 03' 52" E 130.03 feet, along the south line of the 4.587 acre parcel, to a capped pin set.
- 4) N 62° 52' 36" E 97.64 feet, along the southerly line of the 4.587 acre parcel, to a capped pin set.
- 5) S 89° 10' 45" E 34.96 feet, along the southerly line of the 4.587 acre parcel, to a capped pin set and there **Terminate.**

Prior Instrument: official record volume 30, page 530.

Permanent Parcel #: part of 45-00514.002

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 560

All bearings are related and common with record survey TT-234.

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.

 2/09/23

Edward A. Gasbarre, P.S. 7036

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Boundary Description
5.780 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northeast quarter of Section 1, T-15N, R-12W.**

Being part of the land described in a deed to **Ervin E. and Mary E. Yoder** recorded in official record volume 30 page 530 of the Wayne County records.

Described as follows:

Beginning at a pointed granite stone found marking the northwest corner of Section 1.

Thence with the following THIRTEEN courses:

- 1) **N 87° 40' 35" E 304.17 feet**, along the north line of the quarter section and the line between Salt Creek Township and East Union Township (T-16N, R-12W), to a capped pin set.
- 2) **S 02° 01' 33" E 295.00 feet** to a capped pin set.
- 3) **N 87° 03' 52" E 130.03 feet** to a capped pin set.
- 4) **N 62° 52' 36" E 97.64 feet** to a capped pin set.
- 5) **S 89° 10' 45" E 34.96 feet** to a capped pin set.
- 6) **S 01° 48' 08" E 133.77 feet** to a capped pin set.
- 7) **N 87° 45' 13" E 335.02 feet** to a capped pin set on the west line of Henry H. and Anna D. Troyer as described in official record volume 781, page 1445 and official record volume 875, page 517.
- 8) **S 03° 07' 57" E 187.32 feet** to a capped pin set at the southwest corner thereof.
- 9) **S 26° 05' 13" W 92.40 feet**, along the northwesterly line of Levi E. and Fanny A. Mast as described in deed volume 663, page 27, to a capped pin marked "SJL" found.
- 10) **S 87° 36' 50" W 301.67 feet**, along the north line of Levi E. and Fanny A. Mast as described in official record volume 40, page 7, to a capped pin found at the southeast corner of Reuben M. and Nettie E. Yoder as described in official record volume 562, page 2568.
- 11) **N 02° 30' 00" W 239.25 feet**, along the east line of Yoder, to a capped pin found.
- 12) **S 87° 45' 51" W 545.00 feet**, along the north line of Yoder, to a point on the west line of the quarter section and in Kansas Road (Township Road 179) – witnessed by a 5/8 inch diameter steel reference pin found N 87° 45' 51" E 30.00 feet.

13) N 02° 30' 00" W 417.61 feet, along the west line of the quarter section and in Kansas Road, to the Point of Beginning.

This parcel contains 5.780 acres and is subject to the access easement described in official record volume XX, page 560.

Prior Instrument: official record volume 30 page 530.

Permanent Parcel #: part of 45-000514.002

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 560.

All bearings are related and common with record survey TT-234.

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.

 2/09/23

Edward A. Gasbarre, P.S. 7036

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