

BOUNDARY DESCRIPTION

1.032 Acres

Situated in the State of Ohio, County of Wayne, Township of East Union in the northwest quarter of Section 15, T-16N, R-12W.

Being part of the land described in a deed to **Marcus Alan Troyer and Leah Troyer** recorded in official record volume 930, page 5804 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Ely Road (Township Road 163) marking the center of Section 15.

Thence N 86° 47' 10" W 871.73 feet, along the south line of the quarter section and in Ely Road, to the southeast corner of Marcus Alan Troyer and Leah Troyer as described in official record volume 930, page 5804 and the **Point of Beginning** for the parcel herein described – witnessed by a one inch diameter steel pipe found N 02° 43' 21" E 0.13 feet.

Thence with the following SIX courses:

- 1) N 86° 47' 10" W 240.64 feet, along the south line of the quarter section and in Ely Road, to the southwest corner of said Troyer – witnessed by a railroad spike found S 86° 47' 10" E 0.13 feet.
- 2) N 03° 12' 50" E 190.00 feet, along the west line of Troyer, to a capped pin found at a northwest corner thereof.
- 3) S 86° 47' 04" E 231.34 feet, along a northerly line of Troyer, to a capped pin found.
- 4) S 01° 43' 29" W 85.61 feet, along an easterly line of Troyer, to a capped pin found.
- 5) S 86° 31' 43" E 6.18 feet, along a northerly line of Troyer, to a capped pin found.
- 6) S 02° 43' 21" W 104.39 feet, along an easterly line of Troyer, to the **Point of Beginning**.

This parcel contains 1.032 acres.

Prior Instrument: official record volume 930, page 5804.

Permanent Parcel #: all of 27-01185.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in September 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 609

All bearings are related and common with record survey VV-528.

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 9/29/23

Edward A. Gasbarre, P.S. 7036

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