

Miller description of 12.583 acres in Section 4, T-15N, R-11W, Paint Twp.,
Wayne County, Ohio

Prior Instrument: official record volume 741, page 476.

Permanent Parcel #: part of 39-00098.001

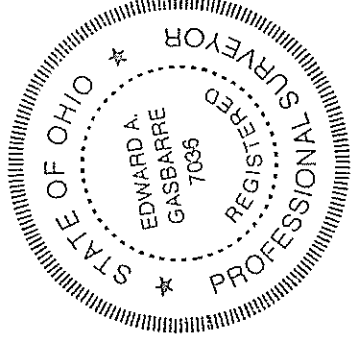
This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in July 2020, on behalf of R.W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume ~~121~~ page 727.

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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 7/07/20
Edward A. Gasbarre, P.S. 7036

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July 7, 2020

Miller_12.437Ac_Legal.docx

Grantor(s): **Daniel J. & Martha J. Miller**
14400 Dover Road
Dalton, OH 44618

Grantee(s):

Boundary Description
12.437 Acres

Parcel 2

Situated in the State of Ohio, County of Wayne, Township of Paint in the northwest quarter of Section 4, T-15N, R-11W.

Being part of the land described in a deed to **Daniel J. and Martha J. Miller** recorded in official record volume 741, page 476 of the Wayne County records.

Described as follows:

Commencing at a railroad spike found in Western Road (County Road 217), marking the southeast corner of the northwest quarter of Section 4.

Thence N 89° 57' 04" W 1400.31 feet, along the south line of the quarter section and in Western Road, to a 5/8 inch diameter iron pin found at the southwest corner of Gordon E. and Marjorie A. Nussbaum, Trustees as described in official record volume 827, page 1750 and official record volume 827, page 1775 – witnessed by a capped reference pin set N 00° 34' 27" W 27.16 feet.

Thence N 00° 34' 27" W 1405.67 feet, along the west line of Nussbaum, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following SEVEN courses:

- 1) S 89° 48' 07" W 832.01 feet to a capped pin set.
- 2) N 00° 44' 53" W 302.70 feet to a capped pin set.
- 3) N 11° 12' 20" E 458.53 feet to a capped pin set.
- 4) N 70° 34' 18" E 30.40 feet to a capped pin set.
- 5) N 89° 57' 22" E 84.86 feet to a capped pin set.
- 6) S 70° 23' 15" E 666.63 feet to a capped pin set on the west line of said Nussbaum.

Miller description of 12.437 acres in Section 4, T-15N, R-11W, Paint Twp.,
Wayne County, Ohio

7) S 00° 34' 27" E 536.03 feet, along the west line of Nussbaum, to the Point of Beginning.

This parcel contains 12.437 acres, has no frontage on any public way but is benefitted by the access easement described in official record volume ____, page ____.

Prior Instrument: official record volume 741, page 476.

Permanent Parcel #: part of 39-00098.001

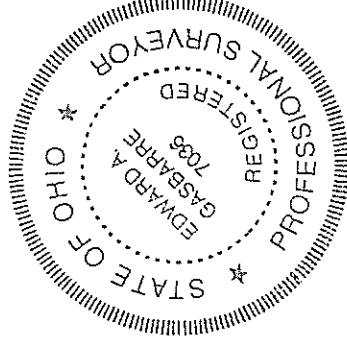
This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in July 2020, on behalf of R. W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume k\k\ page 727.

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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 7/10/20
Edward A. Gasbarre, P.S. 7036

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July 7, 2020

Miller_5.325Ac_Legal.docx

Grantor(s): **Daniel J. & Martha J. Miller**
14400 Dover Road
Dalton, OH 44618

Grantee(s):

Boundary Description
5.325 Acres

Parcel 3

Situated in the State of Ohio, County of Wayne, Township of Paint in the northwest quarter of **Section 4, T-15N, R-11W.**

Being part of the land described in a deed to **Daniel J. and Martha J. Miller** recorded in official record volume 741, page 476 of the Wayne County records.

Described as follows:

Commencing at a railroad spike found in Western Road (County Road 217), marking the southeast corner of the northwest quarter of Section 4.

Thence N 89° 57' 04" W 1400.31 feet, along the south line of the quarter section and in Western Road, to a 5/8 inch diameter iron pin found at the southwest corner of Gordon E. and Marjorie A. Nussbaum, Trustees as described in official record volume 827, page 1750 and official record volume 827, page 1775 – witnessed by a capped reference pin set N 00° 34' 27" W 27.16 feet.

Thence N 00° 34' 27" W 702.00 feet, along the west line of Nussbaum, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) N 89° 57' 04" W 330.00 feet to a capped pin set.
- 2) N 00° 34' 27" W 702.24 feet to a capped pin set.
- 3) N 89° 48' 07" E 329.99 feet to a capped pin set on the west line of said Nussbaum.
- 4) S 00° 34' 27" E 703.67 feet, along the west line of Nussbaum, to the **Point of Beginning.**

This parcel contains 5.325 acres, has no frontage on any public way but is benefitted by the access easement described in official record volume ____, page ____.

Miller description of 5.325 acres in Section 4, T-15N, R-11W, Paint Twp.,
Wayne County, Ohio

Prior Instrument: official record volume 741, page 476.

Permanent Parcel #: part of 39-00098.001

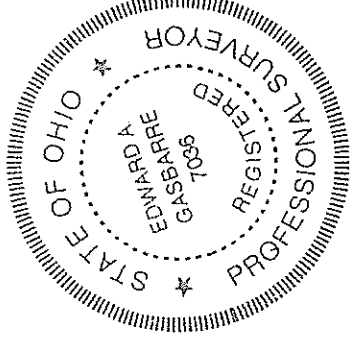
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All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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
Edward A. Gasbarre, P.S. 7036

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July 7, 2020

Miller_5.318Ac_Legal.docx

Grantor(s): **Daniel J. & Martha J. Miller**
14400 Dover Road
Dalton, OH 44618

Grantee(s):

Boundary Description
5.318 Acres

Parcel 4

Situated in the State of Ohio, County of Wayne, Township of Paint in the northwest quarter of **Section 4, T-15N, R-11W**.

Being part of the land described in a deed to **Daniel J. and Martha J. Miller** recorded in official record volume 741, page 476, of the Wayne County records.

Described as follows:

Commencing at a railroad spike found in Western Road (County Road 217), marking the southeast corner of the northwest quarter of Section 4.

Thence **N 89° 57' 04" W 1400.31 feet**, along the south line of the quarter section and in Western Road, to a 5/8 inch diameter iron pin found at the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set **N 00° 34' 27" W 27.16 feet**.

Thence with the following FOUR courses:

- 1) **N 89° 57' 04" W 330.00 feet**, along the south line of the quarter section and in Western Road, to a point – witnessed by a capped reference pin set **N 00° 34' 27" W 24.51 feet**.
- 2) **N 00° 34' 27" W 702.00 feet** to a capped pin set.
- 3) **S 89° 57' 04" E 330.00 feet** to a capped pin set on the west line of Gordon E. and Marjorie A. Nussbaum, Trustees as described in official record volume 827, page 1750 and official record volume 827, page 1775.
- 4) **S 00° 34' 27" E 702.00 feet**, along the west line of Nussbaum, to the **Point of Beginning**.

This parcel contains 5.318 acres

Prior Instrument: official record volume 741, page 476.

Permanent Parcel #: part of 39-00098.001

Miller description of 5.318 acres in Section 4, T-15N, R-11W, Paint Twp.,
Wayne County, Ohio

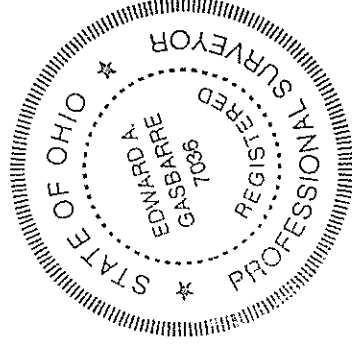
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All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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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R.W. **GASBARRÉ** & Associates, Inc.
Professional Land Surveyors

401 South Market St. P.O. Box 44
Wooster, Ohio 44691
330.264.9499

William R. Gasbarre, P.S. (Ret.)
Edward A. Gasbarre, P.S.
gasbarresurveying@embarqmail.com

Grantor(s): Daniel J. and Martha J. Miller July 7, 2020 Miller_Access_Easement.docx
14400 Dover Road
Dalton, OH 44618

Access Easement Description

The grantors herein grant to the grantees, their heirs, successors and assigns, an easement for ingress, egress and utilities along, across, over and under the following described strip of land.

Situated in the State of Ohio, County of Wayne, Township of Paint in the northwest quarter of Section 4, T-15N, R-11W.

Being part of the land described in a deed to **Daniel J. and Martha J. Miller** recorded in official record volume 741, page 476 of the Wayne County records.

Described as follows:

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

Commencing at a railroad spike found in Western Road (County Road 217), marking the southeast corner of the northwest quarter of Section 4.

Thence N 89° 57' 04" W 1730.31 feet, along the south line of the quarter section and in Western Road, to the southwest corner of a 5.318 acre parcel, the **Point of Beginning** for the easement herein described – witnessed by a capped reference pin set N 00° 34' 27" W 24.51 feet.

Thence with the following course:

- 1) N 00° 34' 27" W 1404.24 feet, along the west line said 5.318 acre parcel and the extension thereof, to a capped pin set on the south line of at 12.437 acre parcel and there **Terminate**.

Prior Instrument: official record volume 741, page 476.
Permanent Parcel #: part of 39-00098.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July 2020, 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 ~~741~~ page 727

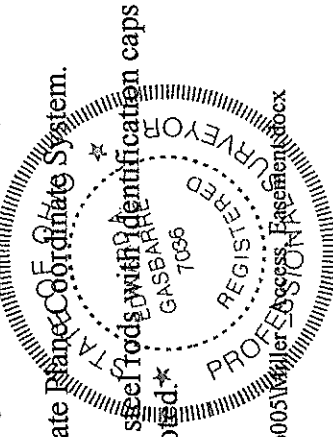
All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

All capped pins, both set and found, are 5/8 inch diameter solid steel rods with identification caps marked "GASBARRÉ WOOSTER, OHIO" unless otherwise noted.*



Edward A. Gasbarre, P.S. 7036

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July 7, 2020

Miller_3.886Ac_Legal.docx

Grantor(s): **Daniel J. & Martha J. Miller**
14400 Dover Road
Dalton, OH 44618

Grantee(s):

Boundary Description
3.886 Acres

Situated in the State of Ohio, County of Wayne, Township of Paint in the northwest quarter of **Section 4, T-15N, R-11W.**

Being part of the land described in a deed to **Daniel J. and Martha J. Miller** recorded in official record volume 741, page 476 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter iron pin found in Western Road (County Road 217), marking the southwest corner of the northwest quarter of Section 4.

Thence S 89° 57' 04" E 276.51 feet, along the south line of the quarter section and in Western Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 00° 53' 16" E 23.66 feet.

Thence with the following NINE courses:

- 1) N 00° 53' 16" E 299.21 feet to a capped pin set.
- 2) N 55° 33' 11" E 36.66 feet to a capped pin set.
- 3) S 89° 57' 04" E 171.36 feet to a capped pin set.
- 4) N 00° 44' 53" W 183.64 feet to a capped pin set.
- 5) S 70° 44' 05" E 253.33 feet to a capped pin set.
- 6) S 00° 34' 27" E 380.21 feet to a capped pin set.
- 7) N 89° 57' 04" W 148.99 feet to a capped pin set.
- 8) S 00° 34' 27" E 40.00 feet to a point on the south line of the quarter section and in Western Road – witnessed by a capped reference pin set N 00° 34' 27" W 27.06 feet.

Miller description of 3.886 acres in Section 4, T-15N, R-11W, Paint Twp.,
Wayne County, Ohio

- 9) N 89° 57' 04" W 298.19 feet, along the south line of the quarter section and in Western Road, to the Point of Beginning.

This parcel contains 3.886 acres

Prior Instrument: official record volume 741, page 476.

Permanent Parcel #: part of 39-00098.001

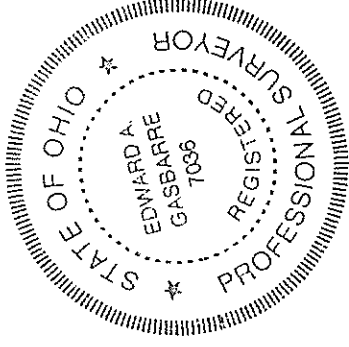
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All capped pins, both set and found, are 5/8 inch diameter solid steel rods with identification caps marked "GASBARRE WOOSTER, OHIO" unless otherwise noted.



Edward A. Gasbarre, P.S. 7036

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R.W. **GASBARRÉ** & Associates, Inc.

Professional Land Surveyors

401 South Market St. P.O. Box 44
Wooster, Ohio 44691
330.264.9499

William R. Gasbarre, P.S. (Ret.)
Edward A. Gasbarre, P.S.
gasbarresurveying@embarqmail.com

Grantor(s): **Daniel J. & Martha J. Miller** July 7, 2020 Miller_27.598Ac_Legal.docx
14400 Dover Road
Dalton, OH 44618

Boundary Description
27.598 Acres

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the northwest quarter of **Section 4, T-15N, R-11W.**

Being part of the land described in a deed to **Daniel J. and Martha J. Miller** recorded in official record volume 741, page 476 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter iron pin found in Western Road (County Road 217), marking the southwest corner of the northwest quarter of Section 4.

Thence S 89° 57' 04" E 574.70 feet, along the south line of the quarter section and in Western Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 00° 34' 27" W 27.06 feet.

Thence with the following SEVENTEEN courses:

- 1) N 00° 34' 27" W 40.00 feet to a capped pin set.
- 2) S 89° 57' 04" E 148.99 feet to a capped pin set.
- 3) N 00° 34' 27" W 380.21 feet to a capped pin set.
- 4) N 70° 44' 05" W 317.19 feet to a capped pin set.
- 5) N 00° 44' 53" W 877.24 feet, in part along an east line of Delmar Carl and Carol Falb as described in official record volume 748, page 2349, to a capped pin marked "Purdy 7307" found at the northeast corner thereof.
- 6) S 89° 48' 07" W 422.86 feet, along the north line of Falb, to a capped pin marked "Purdy 7307" found on the west line of the quarter section.
- 7) N 00° 35' 00" W 1248.02 feet, along the west line of the quarter section, to a marked stone monument found on the line between Paint Township and Sugar Creek Township marking the northwest corner of Section 4.

Miller description of 27.598 acres in Section 4, T-15N, R-11W, Paint Twp.,
Wayne County, Ohio

- 8) N 89° 48' 07" E 1315.07 feet, along the township line, to the northwest corner of Gordon E. and Marjorie A. Nussbaum, Trustees as described in official record volume 827, page 1750 and official record volume 827, page 1775 – witnessed by a capped reference pin marked "Purdy 7307" found S 00° 34' 27" E 2.00 feet.
- 9) S 00° 34' 27" E 711.99 feet, along the west line of Nussbaum, to a capped pin set.
- 10) N 70° 23' 15" W 666.63 feet to a capped pin set.
- 11) S 89° 57' 22" W 84.86 feet to a capped pin set.
- 12) S 70° 34' 18" W 30.40 feet to a capped pin set.
- 13) S 11° 12' 20" W 458.53 feet to a capped pin set.
- 14) S 00° 44' 53" E 1137.36 feet to a capped pin set.
- 15) S 70° 44' 05" E 317.32 feet to a capped pin set.
- 16) S 00° 34' 27" E 463.00 feet to a point on the south line of the quarter section and in Western Road – witnessed by a capped reference pin set N 00° 34' 27" W 26.01 feet.
- 17) N 89° 57' 04" W 209.00 feet, along the south line of the quarter section and in Western Road, to the Point of Beginning.

This parcel contains 27.598 acres

Prior Instrument: official record volume 741, page 476.

Permanent Parcel #: part of 39-00098.001

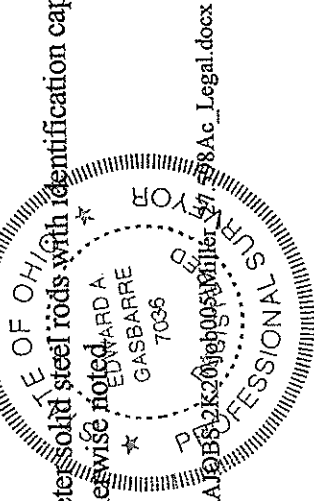
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All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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 7/17/20

Edward A. Gasbarre, P.S. 7036



July 7, 2020

Miller_1.652Ac_Legal.docx

Grantor(s): **Daniel J. & Martha J. Miller**
14400 Dover Road
Dalton, OH 44618

Grantee(s):

Boundary Description
1.652 Acres

Situated in the State of Ohio, County of Wayne, Township of Paint in the northwest quarter of **Section 4, T-15N, R-11W.**

Being part of the land described in a deed to **Daniel J. and Martha J. Miller** recorded in official record volume 741, page 476 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter iron pin found in Western Road (County Road 217), marking the southwest corner of the northwest quarter of Section 4.

Thence S 89° 57' 04" E 258.00 feet, along the south line of the quarter section and in Western Road, to a Cotton Gin spike found at a southwest corner of Daniel J. and Martha J. Miller as described in official record volume 741, page 476, the **Point of Beginning** for the parcel herein described.

Thence with the following NINE courses:

- 1) **N 00° 35' 00" W 634.96 feet**, along a west line of Miller, to a capped pin marked "Purdy 7307" found.
- 2) **S 89° 57' 04" E 167.08 feet**, along a north line of Miller, to a capped pin marked "Purdy 7307" found.
- 3) **S 00° 44' 53" E 110.35 feet** to a capped pin set.
- 4) **S 70° 44' 05" E 63.86 feet** to a capped pin set.
- 5) **S 00° 44' 53" E 183.64 feet** to a capped pin set.
- 6) **N 89° 57' 04" W 171.36 feet** to a capped pin set.
- 7) **S 55° 33' 11" W 36.66 feet** to a capped pin set.

Miller description of 1.652 acres in Section 4, T-15N, R-11W, Paint Twp.,
Wayne County, Ohio

- 8) S 00° 53' 16" W 299.21 feet to a point on the south line of the quarter section and in Western Road – witnessed by a capped reference pin set N 00° 53' 16" E 23.66 feet.
- 9) N 89° 57' 04" W 18.51 feet, along the south line of the quarter section and in Western Road, to the Point of Beginning.

This parcel contains 1.652 acres

Prior Instrument: official record volume 741, page 476.

Permanent Parcel #: part of 39-00098.001

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in July 2020, 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 ~~XXX~~ page 777.

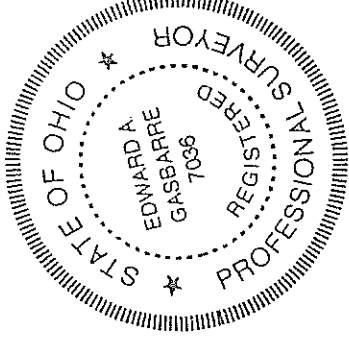
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All capped pins, both set and found, are 5/8 inch diameter solid steel rods with identification caps marked "GASBARRE WOOSTER, OHIO" unless otherwise noted.

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Edward A. Gasbarre, P.S. 7036

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R.W. **GASBARRÉ** & Associates, Inc.

Professional Land Surveyors

401 South Market St. P.O. Box 44
Wooster, Ohio 44691
330.264.9499

William R. Gasbarre, P.S. (Ret.)
Edward A. Gasbarre, P.S.
gasbarresurveying@embarqmail.com

July 7, 2020

Falb_12.867Ac_Legal.docx

Grantor(s): **Delmar Carl and Carol Falb**
14430 Western Road
Dalton, OH 44618

Grantee(s):

Boundary Description
12.867 Acres

Situated in the State of Ohio, County of Wayne, Township of Paint in the northwest quarter of **Section 4, T-15N, R-11W.**

Being all of the land described in deeds to **Delmar Carl and Carol Falb** recorded in official record volume 748, page 2349 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Beginning at a 5/8 inch diameter iron pin found in Western Road (County Road 217), marking the southwest corner of the northwest quarter of Section 4 – witnessed by a capped reference pin marked “Purdy 7307” found N 00° 35’ 00” W 30.00 feet.

Thence with the following NINE courses:

- 1) N 00° 35’ 00” W 1400.00 feet, along the west line of the quarter section, to a capped pin marked “Purdy 7307” found at the northwest corner of Delmar Carl and Carol Falb as described in official record volume 748, page 2349.
 - 2) N 89° 48’ 07” E 422.86 feet, along the north line of Falb, to a capped pin marked “Purdy 7307” found.
 - 3) S 00° 44’ 53” E 877.24 feet, along the east line of Falb, to a capped pin set.
 - 4) S 70° 44’ 05” E 63.86 feet to a capped pin set.
- The following four courses (courses 5 through 8) follow the westerly lines of a 3.886 acre parcel
- 5) S 00° 44’ 53” E 183.64 feet to a capped pin set.
 - 6) N 89° 57’ 04” W 171.36 feet to a capped pin set.
 - 7) S 55° 33’ 11” W 36.66 feet to a capped pin set.

Falb description of 12.867 acres in Section 4, T-15N, R-11W, Paint Twp.,
Wayne County, Ohio

- 8) **S 00° 53' 16" W 299.21 feet** to a point on the south line of the quarter section and in Western Road — witnessed by a capped reference pin set N 00° 53' 16" E 23.66 feet.
- 9) **N 89° 57' 04" W 276.51 feet**, along the south line of the quarter section and in Western Road, to the **Point of Beginning**.

This parcel contains 12.867 acres

Prior Instrument: official record volume 748, page 2349 and official record volume __, page __.

Permanent Parcel #: 39-00098.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in July 2020, 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 727 page 727.

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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 7/07/20

Edward A. Gasbarre, P.S. 7036

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