

R.W.

**GASBARRE** & 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.

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Date: July 29, 2020

Boyce\_4.471Ac\_Legal.docx

Grantor(s): **Connie S. Boyce, Trustee**

Grantee(s):

Boundary Description

**4.471 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the northwest quarter of **Section 36, T-15N, R-13W.**

Being part of the land described in a deed to **Connie S. Boyce, Trustee of the Wenonah R. Lilley Keystone Inheritance Trust** recorded in official record volume 615, page 1100 of the Wayne County records.

Described as follows:

**Commencing** at a 1-1/2 inch diameter iron pipe found in Fredericksburg Road (Township Road 501) marking the southwest corner of the northwest quarter of Section 36.

Thence N 04° 29' 48" E 1256.00 feet, along the west line of the quarter section and in Fredericksburg Road, to a cotton gin spike set in the intersection of Messner Road (Township Road 49) at the northwest corner of Andrew R. and Susie A. Yoder as described in official record volume 903, page 4137

Thence S 86° 27' 23" E 933.58 feet, in Messner Road and along the north line of Yoder, to the southeast corner of Lynn B. and Cynthia L. Willett as described in official record volume 903, page 2426, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found N 03° 31' 18" E 22.21 feet.

Thence with the following SIX courses:

- 1) N 03° 31' 18" E 139.69 feet, along the easterly line of Willett, to a capped pin found.
- 2) N 18° 59' 51" W 51.99 feet, along the easterly line of Willett, to a capped pin found.
- 3) N 03° 31' 18" E 275.29 feet, along the easterly of Willett, to a 3/4 inch diameter crimped iron pipe found at the northeast corner thereof.
- 4) S 86° 21' 22" E 429.21 feet to a capped pin set.

Boyce description of 4.471 acres in Section 36, T-15N, R-13W, Franklin Twp.,  
Wayne County, Ohio

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- 5) S 03° 48' 44" W 462.26 feet to a point in Messner Road on the north line of Aden E. and Amanda Raber as described in official record volume 507, page 1422 – witnessed by a capped reference pin set N 03° 48' 44" E 29.87 feet.
- 6) N 86° 27' 23" W 406.95 feet, along the north line Raber and in Messner Road, to the **Point of Beginning**.

**This parcel contains 4.471 acres**

**Prior Instrument: official record volume 615, page 1100.**

**Permanent Parcel #: part of 30-00466.000**

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 ~~WV~~ page ~~749~~

All bearings are related and common with record survey VV-260

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.

 7/29/20

Edward A. Gasbarre, P.S. 7036

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Date: July 29, 2020

Boyce\_26.638Ac\_Legal.docx

Grantor(s): **Connie S. Boyce, Trustee**

Grantee(s):

Boundary Description

**26.638 Acres**

Situated in the State of Ohio, County of Wayne, Township of Franklin in the northwest quarter of Section 36, T-15N, R-13W.

Being part of the land described in a deed to **Connie S. Boyce, Trustee of the Wenonah R. Lilley Keystone Inheritance Trust** recorded in official record volume 615, page 1100 of the Wayne County records.

Described as follows:

**Commencing** at a stone monument found marking the northeast corner of the northwest quarter of Section 36.

Thence N 86° 24' 54" W 494.79 feet, along the north line of the quarter section, to a 3/4 inch diameter iron pin found at the northwest corner of Sheldon and Joann Miller as described in official record volume 888, page 5899, the **Point of Beginning** for the parcel herein described.

Thence with the following FIFTEEN courses:

- 1) **S 04° 19' 32" W 478.63 feet**, along the west line of Miller, to a capped pin found at the northeast corner of Vernon M. Schlabach and Marietta Yoder as described in official record volume 849, page 1115.
- 2) **N 86° 27' 23" W 696.77 feet**, along the north line of Schlabach and Yoder and the extension thereof, to a capped pin found at the northwest corner of Dannie M. and Clara D. Hilty as described in official record volume 864, page 611.
- 3) **S 04° 19' 32" W 707.14 feet**, along a west line of Hilty, to a capped pin found on the north line of Robert G. Lilly as described in deed volume 521, page 782.
- 4) **N 86° 30' 51" W 25.64 feet**, along the north line of Lilley, to a 2-1/2 inch diameter iron pipe found at the northwest corner thereof.

Boyce description of 26.638 acres in Section 36, T-15N, R-13W, Franklin Twp.,  
Wayne County, Ohio

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- 5) **S 03° 48' 44" W 215.12 feet**, along the west line of Lilley, to a point in Messner Road (Township Road 49) on the north line of Aden E. and Amada Raber as described in official record volume 507, page 1422 – witnessed by a capped reference pin set N 03° 48' 44" E 36.98 feet.
- 6) **N 86° 27' 23" W 90.00 feet**, along the north line of Raber and in Messner Road, to a point – witnessed by a capped reference pin set N 03° 48' 44" E 29.87 feet.
- 7) **N 03° 48' 44" E 462.26 feet** to a capped pin set.
- 8) **N 86° 21' 22" W 1334.98 feet**, in part along the north line of Lynn B and Cynthia L. Willett as described in official record volume 903, page 2426 and the extension thereof, to a point on the west line of the quarter section and in Fredericksburg Road (Township Road 501) – witnessed by a capped reference pin found S 86° 21' 22" E 17.68 feet.
- 9) **N 04° 29' 48" E 231.48 feet**, along the west line of the quarter section and in Fredericksburg Road, to the southwest corner of Alvin R. Hott and Bonnie L. Goham as described in official record volume 886, page 1155 – witnessed by a capped reference pin found S 83° 26' 57" E 25.66 feet.
- 10) **S 83° 26' 57" E 455.44 feet**, along the south line of Hott and Goham, to a capped pin set.
- 11) **N 04° 29' 48" E 433.07 feet**, along the east line of Hott and Goham, to a capped pin found on the south line of Mike and Jane Properties, LLC as described in official record volume 902, page 3087.
- 12) **S 86° 27' 37" E 201.61 feet**, along the south line of Mike and Jane Properties, LLC, to a capped pin found at the southwest corner of Mark A. and Heidi J. Yacapraro as described in official record volume 902, page 3091.
- 13) **S 86° 24' 54" E 663.65 feet**, along a south line of Yacapraro, to a 1 inch diameter iron pin found.
- 14) **N 04° 36' 05" E 296.76 feet**, along the east line of Yacapraro, to a 1 inch diameter iron pin found on the north line of the quarter section.
- 15) **S 86° 24' 54" E 825.81 feet**, along the north line of the quarter section, to the **Point of Beginning**.

**This parcel contains 26.638 acres**

**Prior Instrument: official record volume 615, page 1100.**

**Permanent Parcel #: part of 30-00466.000**

Boyce description of 26.638 acres in Section 36, T-15N, R-13W, Franklin Twp.,  
Wayne County, Ohio

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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 WW page 749

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Edward A. Gasbarre, P.S. 7036

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