

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.

gasbarresurveying@embarqmail.com

Grantor(s): **M. Dean and Janice Falb**  
**554 W. Main St.**  
**Dalston, OH 44618**

October 21, 2020

Grantee(s):

Boundary Description  
**79.359 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Baughman** in the **northeast quarter of Section 32, T-17N, R-11W.**

Being part of the land described in a deed to **M. Dean and Janice Falb** recorded in deed volume 573, page 181 and all of the land described deed volume 681, page 545 of the Wayne County records.

Described as follows:

**Commencing** at a capped pin found in Church Road (County Road 7) marking the southwest corner of the northeast quarter of Section 32.

Thence S 89° 46' 57" E 489.72 feet, along the south line of the quarter section and in Church Road, to the southeast corner of JM Holstein Holdings, LLC as described in official record volume 608, page 1507, the **Point of Beginning** for the parcel herein described – witnessed 5/8 inch diameter iron reference pin found N 00° 05' 18" W 29.90 feet.

Thence with the following TWENTY-ONE courses:

- 1) **N 00° 05' 18" W 1458.16 feet**, along the east line of JM Holstein Holdings, LLC, to a 5/8 inch diameter iron pin found.
- 2) **N 83° 28' 08" W 493.26 feet**, along the north line of JM Holstein Holdings, LLC, to a 5/8 inch diameter iron pin found on the west line of the quarter section.
- 3) **N 00° 05' 54" W 350.69 feet**, along the west line of the quarter section, to a stone monument found at the south west corner of Craig E. and Lori A. Luther as described in official record volume 312, page 468.
- 4) **S 89° 59' 21" E 1530.74 feet**, along the south line of Luther and the extension thereof, to the northwest corner of Harvey S. Hershberger as described in official record volume 891, page 5708 – witnessed by a capped reference pin found N 89° 59' 21" W 30.00 feet.

- 5) **S 05° 44' 36" W 1095.54 feet**, in Tannerville Road (Township Road 130), along the west line of Hershberger and the extension thereof, to the southwest corner of Ronald K. and Dana L. Horst as described in official record volume 541, page 867 – witnessed by a 3/4 inch diameter iron reference pipe found S 86° 18' 19" E 25.00 feet.
- 6) **S 86° 18' 19" E 514.39 feet**, along the south line of Horst, to a 5/8 inch diameter iron pin found at the southeast corner thereof.
- 7) **N 00° 00' 06" E 560.47 feet**, along the east line of Horst and the extension thereof, to a 1 inch diameter iron pipe found at the southeast corner of said Hershberger.
- 8) **N 00° 07' 50" E 562.64 feet**, along the east line of Hershberger, to a 5/8 inch diameter iron pin found on the south line of Clair R. Wenger, Trustee as described in official record volume 862, page 985.
- 9) **N 89° 59' 21" E 788.50 feet**, along the south line of Wenger, to a 5/8 inch diameter iron pin found on the east line of the quarter section.
- 10) **S 00° 07' 54" W 1507.57 feet**, along the east line of the quarter section, to a 1 inch diameter iron pipe found at the north east corner of New Creation Fellowship of Wayne County, Inc. as described in official record volume 888, page 4683.
- 11) **N 89° 44' 53" W 238.88 feet**, along the north line of New Creation Fellowship of Wayne County, Inc., to a 1 inch diameter iron pipe found.
- 12) **S 00° 03' 56" W 365.48 feet**, along the west line of New Creation Fellowship, to a 2 inch diameter iron pipe found on the south line of the quarter section and in Church Road – witnessed by a 1 inch diameter iron reference pipe found N 00° 03' 56" E 25.32 feet.
- 13) **N 89° 46' 57" W 836.00 feet**, along the south line of the quarter section and in Church Road, to the southeast corner of Jenny Derksen as described in official record volume 469, page 1728 – witnessed by 1-1/4 inch diameter iron reference pipe found N 01° 20' 13" E 25.23 feet.
- 14) **N 01° 20' 13" E 266.37 feet**, along the east line of Derksen, to a 1-1/4 inch diameter iron pipe found at the northeast corner thereof
- 15) **N 07° 27' 30" E 467.80 feet** to a capped pin set – witnessed by a capped reference pin set N 86° 18' 19" W 261.13 feet.
- 16) **N 86° 18' 19" W 476.96 feet** to a capped pin set – witnessed by a capped reference pin set S 86° 18' 19" E 161.84 feet.
- 17) **S 00° 24' 04" E 478.07 feet** to a capped pin set.

Falb description of 79.359 acres in Section 32, T-17N, R-11W, Baughman Twp.,  
Wayne County, Ohio

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- 18) **S 84° 46' 23" E 100.78 feet** to a 1/2 inch diameter iron pin found in Tannerville Road and on the west line of Daniel R. and Jennifer L. Kinney as described in official record volume 250, page 434 – witnessed by a 3/4 inch diameter iron reference pipe found N 84° 46' 23" W 25.00 feet.
- 19) **S 10° 09' 05" W 7.57 feet**, in Tannerville Road and along the west line of Kinney, to a 3/4 inch diameter iron pipe found.
- 20) **S 11° 45' 07" W 270.47 feet**, in Tannerville Road, along the west line of Kinney and the extension thereof, to a point on the south line of the quarter section and in Church Road – witnessed by a railroad spike found N 11° 45' 07" E 0.29 feet.
- 21) **N 89° 46' 57" W 790.82 feet**, along the south line of the quarter section and in Church Road, to the **Point of Beginning**.

**This parcel contains 79.359 acres**

**Prior Instrument: Deed volume 573, page 181 and deed volume 681, page 545.**

**Permanent Parcel #: part of 01-00277.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in October 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 823.

All bearings are related and common with record survey UU-515.

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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Grantor(s): **M. Dean and Janice Falb**  
**554 W. Main St.**  
**Dalston, OH 44618**

October 21, 2020

Grantee(s):

Boundary Description  
**4.759 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Baughman** in the **northeast quarter of Section 32, T-17N, R-11W.**

Being part of the land described in a deed to **M. Dean and Janice Falb** recorded in deed volume 573, page 181 of the Wayne County records.

Described as follows:

**Commencing** at a capped pin found in Church Road (County Road 7) marking the southwest corner of the northeast quarter of Section 32.

Thence S 89° 46' 57" E 1642.29 feet, along the south line of the quarter section and in Church Road, to the southeast corner of Jenny Derksen as described in official record volume 469, page 1728 – witnessed by 1-1/4 inch diameter iron reference pipe found N 01° 20' 13" E 25.23 feet.

Thence N 01° 20' 13" E 266.37 feet, along the east line of Derksen, to a 1-1/4 inch diameter iron pipe found at the **Point of Beginning** for the parcel herein described.

Thence with the following EIGHT courses:

- 1) **N 89° 39' 36" W 99.67 feet**, along the north line of Derksen, to a 3/4 inch diameter iron pipe found on the east line of Daniel R. and Jennifer L. Kinney as described in official record volume 250, page 434.
- 2) **N 01° 04' 28" E 15.86 feet**, along the east line of Kinney, to a 1 inch diameter iron pipe found.
- 3) **N 87° 04' 18" W 208.90 feet**, along the north line of Kinney, to a point at the northwest corner thereof and in Tannerville Road (Township Road 130) – witnessed by a capped reference pin set S 87° 04' 18" E 10.89 feet.
- 4) **S 10° 09' 05" W 20.11 feet**, along the west line of Kinney and in Tannerville Road, to a 1/2 inch diameter iron pin found.
- 5) **N 84° 46' 23" W 100.78 feet** to a capped pin set.

Falb description of 4.759 acres in Section 32, T-17N, R-11W, Baughman Twp.,  
Wayne County, Ohio

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- 6) N 00° 24' 04" W 478.07 feet to a capped pin set – witnessed by a capped reference pin set that bears S 86° 18' 19" E 161.84 feet.
- 7) S 86° 18' 19" E 476.96 feet to a capped pin set – witnessed by a capped reference pin set that bears N 86° 18' 19" W 261.13 feet.
- 8) S 07° 27' 30" W 467.80 feet to the **Point of Beginning**.

**This parcel contains 4.759 acres**


**Prior Instrument: Deed volume 573, page 181.**

**Permanent Parcel #: part of 01-00277.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in October 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 823.

All bearings are related and common with record survey UU-515.

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.

 10/21/20  
Edward A. Gasbarre, P.S. 7036

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