

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

December 31, 2020

Grantor(s): **Joseph J. and Naomi I. Richard**
4677 Bates Road
Wooster, OH 44691

Grantee(s):

Boundary Description
122.062 Acres

Situated in the State of Ohio, County of Wayne, **Township of Chester** in the **northwest quarter of Section 21, T-20N, R-14W.**

Being part of the land described in deeds to **Joseph J. and Naomi I. Richard** recorded in deed volume 409, page 355 and deed volume 618, page 742 of the Wayne County records.

Described as follows:

Beginning at a stone monument found marking the southeast corner of the northwest quarter of Section 21.

Thence with the following TWENTY THREE courses:

- 1) **S 89° 37' 31" W 2267.05 feet**, along the south line of the quarter section, to a capped pin found at a southwesterly corner of Joseph J. and Naomi Richard as described in official record volume 746, page 78.

The following ten courses (courses 2 though 11) follow the lines of said Richard

- 2) **N 00° 33' 25" W 258.69 feet** to a capped pin found.
- 3) **N 88° 36' 23" E 499.64 feet** to a capped pin found.
- 4) **N 30° 27' 26" E 45.69 feet** to a capped pin found.
- 5) **S 88° 50' 17" E 211.24 feet** to a capped pin found.
- 6) **N 04° 01' 53" E 135.78 feet** to a capped pin found.
- 7) **N 83° 49' 02" W 431.09 feet** to a capped pin found.

- 8) **S 02° 10' 20" E 40.84 feet** to a capped pin found.
- 9) **S 89° 25' 19" W 382.28 feet** to a capped pin found.
- 10) **S 00° 33' 25" E 186.02 feet** to a capped pin found.
- 11) **S 88° 36' 23" W 461.06 feet** to a point on the west line of the quarter section and in Bates Road (County Road 213) – witnessed by a capped reference pin found **N 88° 36' 23" E 21.48 feet**.
- 12) **N 00° 33' 25" W 939.54 feet**, along the west line of the quarter section and in Bates Road, to a 3/4 inch diameter iron pin found at the southwest corner of Paul R. and Joanne W. Richard as described in deed volume 559, page 155 and deed volume 615, page 244 – witnessed by a 3/4 inch diameter iron reference pin found **N 89° 26' 19" E 29.91 feet**.
- 13) **N 89° 26' 19" E 430.00 feet**, along the south line of Richard, to a capped pin found.
- 14) **N 00° 33' 26" W 1080.00 feet**, along the east line of Richard and the extension thereof, to a 5/8 inch diameter iron pin found at the northeast corner of Joseph J. and Naomi I. Richard as described in deed volume 559, page 159 and deed volume 615, page 246.
- 15) **S 89° 27' 13" W 430.00 feet**, along the north line of Richard, to a railroad lag bolt found on the west line of the quarter section and in Bates Road – witnessed by a 3/4 inch diameter iron reference pin found **N 89° 27' 13" E 30.00 feet**.
- 16) **N 00° 33' 25" W 404.94 feet**, along the west line of the quarter section and in Bates Road, to a 5/8 inch diameter iron pin found in the intersection of Smithville-Western Road (County Road 86) marking the northwest corner of the northwest quarter of Section 21.
- 17) **N 89° 35' 50" E 819.14 feet**, along the north line of the quarter section and in Smithville-Western Road, to a point in the intersection of Lattasburg Road (State Route 302) at the westerly corner of a 31.65 acre tract described in a deed to Christian Begley recorded in deed volume 161, page 172 – witnessed by a reference railroad spike found **N 89° 35' 50" E 50.00 feet** and by a capped reference pin set **S 16° 06' 49" W 41.35 feet**.
- 18) **S 54° 09' 23" E 817.74 feet**, in Lattasburg Road, along the southerly line of the 31.65 acre tract and passing through a 1 inch square bar found at 588.10 feet, to a point – witnessed by a capped reference pin set **S 34° 02' 58" W 30.00 feet**.

Richard description of 122.062 acres in Section 21, T-20N, R-14W, Chester Twp.,
Wayne County, Ohio

- 19) **S 55° 57' 02" E 858.00 feet**, along the southerly line of the 31.65 acre tract and passing through a 3/4 inch diameter pinched iron pipe found at 448.63 feet, to a capped pin set.
- 20) **S 57° 28' 57" E 310.13 feet**, along the southerly line of the 31.65 acre tract, to a 1-1/2 inch diameter pinched iron pipe found on the west line of Trustees of Chester Mennonite Church as described in official record volume 116, page 737.
- 21) **S 00° 42' 53" E 56.48 feet**, along the west line of Trustees of Chester Mennonite Church, to an iron railroad spike found in Lattasburg Road.
- 22) **S 52° 33' 03" E 442.29 feet**, along the southerly line of Trustees of Chester Mennonite Church and in Lattasburg Road, to an iron railroad spike found in the intersection of Rutt Road (County Road 445) on the east line of the quarter section – witnessed by a 3/4 inch diameter pinched iron pipe found S 00° 12' 21" E 39.67 feet.
- 23) **S 00° 33' 42" E 1209.99 feet**, along the east line of the quarter section, to the **Point of Beginning**.

This parcel contains 122.062 acres.

Prior Instrument: deed volume 409, page 355 and deed volume 618, page 742.

Permanent Parcel #: 10-01647.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 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 141, page 871a.

All bearings are related and common with record survey VV-795.

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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