

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): Anthony W. and Terilyn L. Rohrer, Frederic Scott Nussbaum

April 23, 2021

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 Sugar Creek** in the **southeast quarter of Section 21, T-16N, R-11W.**

Being part of the land described in deeds to **Anthony W. and Terilyn L. Rohrer and Frederic Scott Nussbaum** recorded in official record volume 848, page 1060 and official record volume 910, page 3808 of the Wayne County records.

Being 50 foot wide strip of land lying immediately east of the following described line.

Described as follows:

Commencing at a one inch diameter steel pin found in the intersection of Hackett Road (County Road 188) and Wenger Road (County Road 97)) marking the southeast corner of Section 21.

Thence N 88° 59' 27" W 450.00 feet, along the south line of the quarter section and in Hackett Road, to the **Point of Beginning** for the easement herein described – witnessed by a capped reference pin set N 00° 27' 50" E 14.68 feet.

Thence with the following course:

- 1) N 00° 27' 50" E 247.43 feet, along the east line of a 12.649 acre parcel and there **Terminate**.

Prior Instrument: official record volume 848, page 1060 and official record volume 910, page 3808
Permanent Parcel #: part of 47-01030.004

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April of 2021, 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 ___, page ___.

All bearings are related and common with record survey VV-714.

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 4/23/21

Edward A. Gasbarre, P.S. 7036

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Grantor(s): Anthony W. and Terilyn L. Rohrer and Frederic Scott Nussbaum April 23, 2021

BOUNDARY DESCRIPTION
5.653 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **southeast quarter of Section 21, T-16N, R-11W.**

Being part of the land described in deeds to **Anthony W. and Terilyn L. Rohrer and Frederic Scott Nussbaum** recorded in official record volume 848, page 1060 and official record volume 910, page 3808 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pin found in the intersection of Hackett Road (County Road 188) and Wenger Road (County Road 97)) marking the southeast corner of Section 21.

Thence N 00° 27' 53" E 638.95 feet, along the east line of the quarter section and in Wenger Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 89° 32' 07" W 25.12 feet.

Thence with the following FIVE courses:

- 1) N 89° 32' 07" W 751.57 feet to a capped pin set.
- 2) N 38° 28' 18" W 176.26 feet to a capped pin found on the southerly line of Eugene P. and Karen Y. Rudolph as described in official record volume 848, page 1115.
- 3) N 49° 48' 51" E 263.70 feet, along the southerly line of Rudolph, to a capped pin found.
- 4) N 89° 14' 39" E 662.42 feet, along the southerly line of Rudolph, to a point on the east line of the quarter section and in Wenger Road – witnessed by a capped reference pin found S 89° 14' 39" W 30.00 feet.
- 5) S 00° 27' 53" W 323.00 feet, along the east line of the quarter section and in Wenger Road, to the **Point of Beginning.**

This parcel contains 5.653 acres.

Prior Instrument: official record volume 848, page 1060 and official record volume 910, page 3808.

Permanent Parcel #: part of 47-01030.004

Nussbaum description of 5.653 acres in Section 21, T-16N, R-11W, Sugar Creek Township,
Wayne County, Ohio

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April of 2021, 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 972

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Grantor(s): Anthony W. and Terilyn L. Rohrer and Frederic Scott Nussbaum April 23, 2021

BOUNDARY DESCRIPTION
6.370 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **southeast quarter of Section 21, T-16N, R-11W.**

Being part of the land described in deeds to **Anthony W. and Terilyn L. Rohrer and Frederic Scott Nussbaum** recorded in official record volume 848, page 1060 and official record volume 910, page 3808 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pin found in the intersection of Hackett Road (County Road 188) and Wenger Road (County Road 97)) marking the southeast corner of Section 21.

Thence N 88° 59' 27" W 250.00 feet, along the south line of the quarter section and in Hackett Road, to the southwest corner of Jordon S. and Audrey L. Zuercher as described official record volume 688, page 2265, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found N 00° 27' 50" E 21.88 feet.

Thence with the following EIGHT courses:

- 1) N 88° 59' 27" W 200.00 feet, along the south line of the quarter section and in Hackett Road, to a point – witnessed by a capped reference pin set N 00° 27' 50" E 14.68 feet.
- 2) N 00° 27' 50" E 247.43 feet to a capped pin set.
- 3) N 89° 32' 07" W 145.33 feet to a capped pin set.
- 4) N 00° 27' 53" E 387.25 feet to a capped pin set.
- 5) S 89° 32' 07" E 595.31 feet to a point on the east line of the quarter section and in Wenger Road – witnessed by a capped reference pin set N 89° 32' 07" W 25.12 feet.
- 6) S 00° 27' 53" W 377.25 feet, along the east line of the quarter section and in Wenger Road, to a railroad spike found at the northeast corner of Jordon S. and Audrey L. Zuercher as described official record volume 688, page 2265 – witnessed by a capped reference pin found N 89° 03' 36" W 14.79 feet.
- 7) N 89° 03' 36" W 250.00 feet, along the north line of Zuercher, to a capped pin found.

8) S 00° 27' 50" W 261.40 feet, along the west line of Zuercher, to the **Point of Beginning**.

This parcel contains 6.370 acres and is subject to the 50 foot wide access easement described in official record volume ____, page ____.

Prior Instrument: official record volume 848, page 1060 and official record volume 910, page 3808.

Permanent Parcel #: part of 47-01030.004

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April of 2021, 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 972

All bearings are related and common with record survey VV-714.

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.

 4/23/21

Edward A. Gasbarre, P.S. 7036

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April 23, 2021

BOUNDARY DESCRIPTION

12.649 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **southeast quarter of Section 21, T-16N, R-11W.**

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Described as follows:

Commencing at a one inch diameter steel pin found in the intersection of Hackett Road (County Road 188) and Wenger Road (County Road 97)) marking the southeast corner of Section 21.

Thence N 88° 59' 27" W 450.00 feet, along the south line of the quarter section and in Hackett Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 00° 27' 50" E 14.68 feet.

Thence with the following NINE courses:

- 1) N 88° 59' 27" W 858.67 feet, along the south line of the quarter section and in Hackett Road, to a railroad spike found at the southeast corner of Larry A. and Karen Wald as described in official record volume 368, page 1074 – witnessed by a capped reference pin set N 00° 27' 17" E 30.42 feet.
- 2) N 00° 27' 17" E 731.19 feet, along the east line of Wald, to a capped pin found.
- 3) N 81° 28' 55" E 224.26 feet, along the southerly line of Eugene P. and Karen Y. Rudolph as described in official record volume 848, page 1115, to a capped pin found.
- 4) S 88° 52' 31" E 224.91 feet, along the southerly line of Rudolph, to a capped pin found.
- 5) S 38° 28' 18" E 176.26 feet to a capped pin set.
- 6) S 89° 32' 07" E 156.26 feet to a capped pin set.
- 7) S 00° 27' 53" W 387.25 feet to a capped pin set.
- 8) S 89° 32' 07" E 145.33 feet to a capped pin set.

9) S 00° 27' 50" W 247.43 feet to the **Point of Beginning**.

This parcel contains 12.649 acres and is benefited by the 50 foot wide access easement described in official record volume ____, page ____.

Prior Instrument: official record volume 848, page 1060 and official record volume 910, page 3808.

Permanent Parcel #: part of 47-01030.004

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