

BOUNDARY DESCRIPTION

3.064 Acres

Situated in the State of Ohio, County of Wayne, **Township of Milton** in the **southeast quarter of Section 33, T-18N, R-12W.**

Being part of the land described in a deed to **Marvin J. & Pamela S. Zollinger, Co-Trustees of the Zollinger Family Trust** recorded in official record volume 762, page 921 of the Wayne County records.

Described as follows:

Commencing at a record stone in Fulton Road (County Road 27) marking the southeast corner of Section 33 – witnessed by a 1-1/2 inch diameter steel reference pipe found N 03° 36' 50" E 25.00 feet.

Thence N 86° 17' 15" W 30.00 feet, in Fulton Road and along the line between Milton Township and Green Township, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 03° 36' 50" E 37.74 feet.

Thence with the following **FOUR** courses:

- 1) **N 86° 17' 15" W 345.00 feet**, in Fulton Road and along the township line, to a magnail set in a bridge deck.
- 2) **N 07° 58' 38" W 357.79 feet**, in the Little Chippewa Creek and along the easterly line of Brock R. and Jennifer M. Schrock as described in official record volume 851, page 1250, to a point – witnessed by a capped reference pin set S 86° 17' 15" E 32.23 feet.
- 3) **S 86° 17' 15" E 416.89 feet** to a capped pin set – witnessed by a capped reference pin set N 86° 17' 15" W 128.28 feet.
- 4) **S 03° 36' 50" W 350.37 feet** to the **Point of Beginning**.

This parcel contains 3.064 acres and is benefited by the access easement described in official record volume ____, page ____.

Prior Instrument: official record volume 762, page 921.

Permanent Parcel #: part of 35-00043.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in October 2023, 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 XX, page 818

All bearings are related and based on an assumed meridian.

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.

 10/16/23

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
12.578 Acres

Situated in the State of Ohio, County of Wayne, **Township of Milton** in the **southeast quarter of Section 33, T-18N, R-12W.**

Being part of the land described in a deed to **Marvin J. & Pamela S. Zollinger, Co-Trustees of the Zollinger Family Trust** recorded in official record volume 762, page 921 of the Wayne County records.

Described as follows:

Beginning at a record stone in Fulton Road (County Road 27) marking the southeast corner of Section 33 – witnessed by a 1-1/2 inch diameter steel reference pipe found N 03° 36' 50" E 25.00 feet.

Thence with the following SEVEN courses:

- 1) **N 86° 17' 15" W 30.00 feet**, in Fulton Road and along the line between Milton Township and Green Township, to a point – witnessed by a capped reference pin set N 03° 36' 50" E 37.74 feet.
- 2) **N 03° 36' 50" E 350.37 feet** to a capped pin set – witnessed by a capped reference pin set N 86° 17' 15" W 128.28 feet.
- 3) **N 86° 17' 15" W 416.89 feet** to a point in Little Chippewa Creek – witnessed by a capped reference pin set S 86° 17' 15" E 32.23 feet.
- 4) **N 07° 58' 38" W 720.09 feet**, in the Little Chippewa Creek and along the easterly line of Brock R. and Jennifer M. Schrock as described in official record volume 851, page 1250, to a point – witnessed by a 3/4 inch diameter crimped steel reference pipe found N 62° 23' 33" E 30.00 feet.
- 5) **N 25° 41' 12" W 293.05 feet**, partially in the Little Chippewa Creek and along the easterly line of Schrock, to a capped pin set on the south line of John A. and Martha S. Ramseyer as described in deed volume 651, page 395.
- 6) **S 86° 41' 25" E 735.00 feet**, along the south line of Ramseyer, to a capped pin set on the east line of the quarter section.
- 7) **S 03° 36' 50" W 1316.00 feet**, along the east line of the quarter section, to the **Point of Beginning.**

This parcel contains 12.578 acres and is subject to the access easement described in official record volume ____, page ____.

Prior Instrument: official record volume 762, page 921.

Permanent Parcel #: part of 35-00043.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in October 2023, 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 XX, page 818

All bearings are related and based on an assumed meridian.

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.

 10/16/23
Edward A. Gasbarre, P.S. 7036

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30 feet Wide Access Easement Description

Situated in the State of Ohio, County of Wayne, **Township of Milton** in the **southeast quarter of Section 33, T-18N, R-12W.**

Being part of the land described in a deed to **Marvin J. & Pamela S. Zollinger, Co-Trustees of the Zollinger Family Trust** recorded in official record volume 762, page 921 of the Wayne County records.

Described as follows:

Beginning at a record stone in Fulton Road (County Road 27) marking the southeast corner of Section 33 – witnessed by a 1-1/2 inch diameter steel reference pipe found N 03° 36' 50" E 25.00 feet.

Thence with the following FOUR courses:

- 1) **N 86° 17' 15" W 30.00 feet**, in Fulton Road and along the line between Milton Township and Green Township, to a point – witnessed by a capped reference pin set N 03° 36' 50" E 37.74 feet.
- 2) **N 03° 36' 50" E 634.95 feet** to a capped pin set.
- 3) **S 86° 23' 18" E 30.00 feet** to a capped pin set on the east line of the quarter section.
- 4) **S 03° 36' 50" W 635.00 feet**, along the east line of the quarter section, to the **Point of Beginning.**

Prior Instrument: official record volume 762, page 921.

Permanent Parcel #: part of 35-00043.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in October 2023, 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 **XX**, page **818**. All bearings are related and based on the south line of the quarter section according to record survey VV-718.

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.

 10/16/23

Edward A. Gasbarre, P.S. 7036

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