

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 H:\ADAT4\AJOB52K23\Job063\Zollinger 12.578 Ac Legal.docx



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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