

BOUNDARY DESCRIPTION

1.237 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northeast quarter of Section 35, T-15N, R-13W.**

Being part of the land described in a deed to **Diane L. and Eldon Lee Reimer** recorded in official record volume 609, page 968 of the Wayne County records.

Described as follows:

Commencing at a 1-1/2 inch diameter steel pipe found in the intersection of Fredericksburg Road (County Road 501) and Messner Road (County Road 49) marking the southeast corner of the northeast quarter of Section 35.

Thence N 04° 29' 48" E 1203.45 feet, along the east line of the quarter section and in Fredericksburg Road, to the northeast corner of Fallin Timbers Tree Removal, LLC as described in official record volume 956, page 3579 - witnessed by a capped reference pin found N 86° 10' 28" W 30.00 feet.

Thence N 86° 10' 28" W 675.00 feet, along the north line of Fallin Timbers Tree Removal, LLC and the extension thereof, to a 5/8 inch diameter steel pin found at the **Point of Beginning** for the parcel herein described.

Thence with the following SIX courses:

- 1) **N 86° 10' 28" W 201.03 feet**, along a northerly line of a 2.358 acre parcel described in a deed to Christopher E. Snyder recorded in official record volume 610, page 1776, to a capped pin found.
- 2) **S 04° 29' 48" W 49.81 feet**, along a westerly line of Snyder, to a capped pin found.
- 3) **N 86° 10' 28" W 118.10 feet**, along a northerly line of Snyder, to a capped pin set.
- 4) **N 04° 02' 51" E 199.80 feet** to a capped pin set on the south line of The State of Ohio as described in deed volume 417, page 264.
- 5) **S 86° 10' 28" E 320.69 feet**, along the south line of The State of Ohio, to a 5/8 inch diameter steel pin found at the northeast corner of said Reimer.
- 6) **S 04° 29' 48" W 150.00 feet**, along an easterly line of Reimer, to the **Point of Beginning.**

This parcel contains 1.237 acres and has no frontage on any public way.

This parcel is subject to the Access Easement described in official record volume ____, page ____.

Prior Instrument: official record volume 609, page 968.

Permanent Parcel #: part of 30-00346.004

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April of 2025, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume YY, page SS.

All bearings are related and common with record survey TT- 655.

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 4/30/25

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
3.562 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northeast quarter of Section 35, T-15N, R-13W.**

Being part of the land described in a deed to **Christopher E. Snyder** recorded in official record volume 610, page 1776 and all of the land described in official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a 1-1/2 inch diameter steel pipe found in the intersection of Fredericksburg Road (County Road 501) and Messner Road (County Road 49) marking the southeast corner of the northeast quarter of Section 35.

Thence N 04° 29' 48" E 1203.45 feet, along the east line of the quarter section and in Fredericksburg Road, to the northeast corner of Fallin Timbers Tree Removal, LLC as described in official record volume 956, page 3579, the **Point of Beginning** for the parcel herein described - witnessed by a capped reference pin found N 86° 10' 28" W 30.00 feet.

Thence with the following SIX courses:

- 1) **N 86° 10' 28" W 876.03 feet**, along the north line of Fallin Timbers Tree Removal, LLC and the extension thereof, to a capped pin found.
- 2) **S 04° 29' 48" W 49.81 feet**, along a westerly line of 2.358 acre parcel described in said deed to Snyder, to a capped pin found.
- 3) **N 86° 10' 28" W 118.10 feet**, along a northerly line of Snyder, to a capped pin set.
- 4) **N 04° 02' 51" E 199.80 feet** to a capped pin set on the south line of The State of Ohio as described in deed volume 417, page 264.
- 5) **S 86° 10' 28" E 995.69 feet**, along the south line of The State of Ohio, to a point on the east line of the quarter section and in Fredericksburg Road - witnessed by a 1-3/4 inch diameter steel reference pipe found N 86° 10' 28" W 24.04 feet.
- 6) **S 04° 29' 48" W 150.00 feet**, along the east line of the quarter section and in Fredericksburg Road, to the **Point of Beginning**.

This parcel contains 3.562 acres and is subject to the Access Easements described in official record volume 609, page 968 and official record volume ____, page ____.

Prior Instrument: official record volume 610, page 1776, and official record volume ____, page ____.

Permanent Parcel #: all of 30-00346.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April of 2025, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume 44, page 55.

All bearings are related and common with record survey TT- 655.

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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40 feet wide Access Easement

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northeast quarter of Section 35, T-15N, R-13W.**

Being part of 1.237 acre parcel described in a deed to **Christopher E. Snyder** recorded in official record volume ___, page ___ of the Wayne County records.

Being a strip of land lying between parallel lines located 40 feet northerly (right) of the following described south line along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

Commencing at a 1-1/2 inch diameter steel pipe found in the intersection of Fredericksburg Road (County Road 501) and Messner Road (County Road 49) marking the southeast corner of the northeast quarter of Section 35.

Thence N 04° 29' 48" E 1203.45 feet, along the east line of the quarter section and in Fredericksburg Road, to the northeast corner of Fallin Timbers Tree Removal, LLC as described in official record volume 956, page 3579 - witnessed by a capped reference pin found N 86° 10' 28" W 30.00 feet.

Thence N 86° 10' 28" W 675.00 feet, along the north line of Fallin Timbers Tree Removal, LLC and the extension thereof, to a 5/8 inch diameter steel pin found at the **Point of Beginning** for the easement herein described.

Thence with the following course:

N 86° 10' 28" W 319.52 feet, along a northerly line of a 2.358 acre parcel described in a deed to Christopher E. Snyder recorded in official record volume 610, page 1776 and the extension thereof, to the east line of a 1.458 acre parcel and there **Terminate**.

Prior Instrument: official record volume 609, page 968.

Permanent Parcel #: part of 30-00346.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April of 2025, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume YY, page 55.

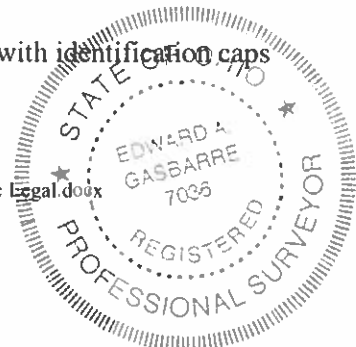
All bearings are related and common with record survey TT- 655.

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 4/30/25

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

1.458 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northeast quarter of Section 35, T-15N, R-13W.**

Being part of the land described in a deed to **Diane L. and Eldon Lee Reimer** recorded in official record volume 609, page 968 of the Wayne County records.

Described as follows:

Commencing at a 1-1/2 inch diameter steel pipe found in the intersection of Fredericksburg Road (County Road 501) and Messner Road (County Road 49) marking the southeast corner of the northeast quarter of Section 35.

Thence N 04° 29' 48" E 1353.45 feet, along the east line of the quarter section and in Fredericksburg Road, to the northeast corner of a 2.324 acre parcel described in a deed to Christopher E. Snyder recorded in official record volume 610, page 1776 - witnessed by a 1-3/4 inch diameter steel reference pipe found N 86° 10' 28" W 24.04 feet.

Thence N 86° 10' 28" W 995.69 feet, along the north line of Snyder and the extension thereof, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) **S 04° 02' 51" W 199.80 feet** to a capped pin set on a northerly line of a 2.358 acre parcel described in said deed to Snyder.
- 2) **N 86° 10' 28" W 321.90 feet**, along the northerly line of Snyder, to a capped pin found at the northwest corner thereof.
- 3) **N 06° 24' 04" E 200.00 feet**, along the east line of The State of Ohio as described in deed volume 312, page 190, to a stone monument found.
- 4) **S 86° 10' 28" E 313.69 feet**, along the south line of The State of Ohio as described in deed volume 417, page 264, to the **Point of Beginning**.

This parcel contains 1.458 acres and has no frontage on any public way.

This parcel is benefited by the Access Easements described in official record volume 609, page 968 and official record volume ____, page ____.

Prior Instrument: official record volume 609, page 968.

Permanent Parcel #: part of 30-00346.004

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April of 2025, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume YY, page SS.

All bearings are related and common with record survey TT- 655.

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 4/30/25

Edward A. Gasbarre, P.S. 7036

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