

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

January 26, 2018

Grantor(s): **Levi Jay and Anna Beachy**
4567 S. Mount Eaton Road
Dalton, Ohio 44618

Grantee(s):

Boundary Description
95.467 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northeast quarter of Section 33, T-16N, R-12W.**

WTTA LEVI J.

Being part of the land described in a deed to **Levi Jay and Anna Beachy** recorded in official record volume 867, page 1016 of the Wayne County records.

Described as follows:

Beginning at a stone monument found marking the northwest corner of the northeast quarter of Section 33.

Thence with the following FOURTEEN courses:

- 1) N 89° 34' 04" E 1406.50 feet, along the north line of the quarter section, to a capped pin set.
- 2) S 25° 48' 14" E 765.41 feet to a capped pin set.
- 3) N 89° 44' 08" E 135.36 feet to a capped pin found at the northwest corner of Palmer L. and Joan Steiner as described in official record volume 806, pages 684 and 688.
- 4) S 22° 34' 10" E 638.87 feet, along the west line of Steiner, to a capped pin found.
- 5) N 89° 10' 25" E 622.19 feet, along the south line of Steiner, to a point on the east line of the quarter section and in Criswell Road (County Road 225) – witnessed by a slot headed screw in the center of a Wayne County benchmark disk found on top of the southwest concrete wing wall of a bridge over a small stream. Said disk bears S 89° 10' 25" W 17.60 feet.
- 6) S 00° 15' 52" E 277.85 feet, along the east line of the quarter section and in Criswell Road, to the northeast corner of Levi Jay and Anna Beachy as described in official record volume 677, page 1546 – witnessed by a capped reference pin set N 86° 42' 41" W 30.06 feet.

The following FIVE courses (courses 7 through 11) follow the lines of Beachy.

Beachy description of 95.467 acres in Section 33, T-16N, R-12W, East Union Twp.,
Wayne County, Ohio

- 7) N 86° 42' 41" W 193.90 feet to a capped pin set.
- 8) S 01° 35' 17" W 45.34 feet to a capped pin set.
- 9) S 89° 44' 08" W 35.01 feet to a capped pin set.
- 10) S 00° 15' 52" E 226.12 feet to a capped pin set.
- 11) N 89° 44' 08" E 230.00 feet to a point on the east line of the quarter section and in Criswell Road – witnessed by a capped reference pin set S 89° 44' 08" W 30.00 feet.
- 12) S 00° 15' 52" E 175.00 feet, along the east line of the quarter section and in Criswell Road, to a point – witnessed by a capped reference pin set S 89° 17' 09" W 28.13 feet.
- 13) S 89° 17' 09" W 2730.61 feet to a capped pin set on the west line of the quarter section.
- 14) N 00° 26' 06" W 2005.19 feet, along the west line of the quarter section, to the **Point of Beginning**.

This parcel contains 95.467 acres; a portion of which lies within a know floodplain.

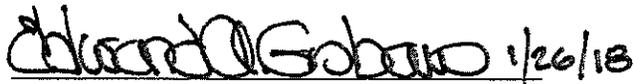
Prior Instrument: official record volume 867, page 1016.

Permanent Parcel #: part of 27-01392.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 2018, 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 WWpage 093.

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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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January 26, 2018

**Grantor(s): Levi Jay and Anna Beachy
4567 S. Mount Eaton Road
Dalton, Ohio 44618**

Grantee(s):

Thirty-Foot Wide Access Easement Description

The grantors herein reserve for themselves, 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 East Union** in the **northeast quarter of Section 33, T-16N, R-12W.**

Being part of the land described in a deed to **Levi Jay and Anna Beachy** recorded in official record volume 867, page 1016 of the Wayne County records.

Described as follows:

Commencing at a railroad spike found in Emerson Road (County Road 79) marking the northeast corner of the northeast quarter of Section 33 – witnessed by a capped reference pin set S 89° 34' 04" W 198.43 feet and a capped reference pin found S 00° 15' 52" E 39.71 feet.

Thence S 00° 15' 52" E 377.21 feet, along the east line of the quarter section, to a point in Criswell Road (County Road 225) at the southeast corner of a 4.063 acre parcel, the **Point of Beginning** for the easement herein described – witnessed by a capped reference pin set S 89° 44' 08" W 18.92 feet.

Thence with the following **FOUR** courses:

- 1) **S 00° 15' 52" E 30.00 feet**, along the east line of the quarter section and in Criswell Road, to a point – witnessed by a capped reference pin set S 89° 44' 08" W 19.12 feet.
- 2) **S 89° 44' 08" W 1137.28 feet** to a point on the west line of a 4.413 acre parcel.
- 3) **N 25° 48' 14" W 33.25 feet**, along the west line of the 4.413 acre parcel, to the northwest corner thereof.
- 4) **N 89° 44' 08" E 1151.61 feet**, along the north line of the 4.413 acre parcel and the extension thereof, to the **Point of Beginning**.

Beachy description of a Access Easement in Section 33, T-16N, R-12W, East Union Twp.,
Wayne County, Ohio

Prior Instrument: official record volume 867, page 1016.

Permanent Parcel #: part of 27-01392.000

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Edward A. Gasbarre, P.S. 7036

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January 26, 2018

Grantor(s): **Levi Jay and Anna Beachy**
4567 S. Mount Eaton Road
Dalton, Ohio 44618

Grantee(s):

Boundary Description
6.631 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northeast quarter of Section 33, T-16N, R-12W.**

Being part of the land described in a deed to **Levi Jay and Anna Beachy** recorded in official record volume 867, page 1016 of the Wayne County records.

Described as follows:

Commencing at a railroad spike found in Emerson Road (County Road 79) marking the northeast corner of the northeast quarter of Section 33 – witnessed by a capped reference pin set S 89° 34' 04" W 198.43 feet and a capped reference pin found S 00° 15' 52" E 39.71 feet.

Thence S 89° 34' 04" W 470.00 feet to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) S 00° 15' 52" E 375.84 feet to a capped pin set.
- 2) S 89° 44' 08" W 681.61 feet to a capped pin set.
- 3) N 25° 48' 14" W 413.75 feet to a capped pin set on the north line of the quarter section.
- 4) N 89° 34' 04" E 860.00 feet, along the north line of the quarter section, to the **Point of Beginning.**

This parcel contains 6.631 acres, has no frontage on any public way and is benefited by the access easement described in official record volume ____, page ____.

A portion of this parcel lies within a known floodplain.

Beachy description of 6.631 acres in Section 33, T-16N, R-12W, East Union Twp.,
Wayne County, Ohio

Prior Instrument: official record volume 867, page 1016.

Permanent Parcel #: part of 27-01392.000

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Grantor(s): **Levi Jay and Anna Beachy**
4567 S. Mount Eaton Road
Dalton, Ohio 44618

Grantee(s):

Boundary Description
4.413 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northeast quarter of Section 33, T-16N, R-12W.**

Being part of the land described in a deed to **Levi Jay and Anna Beachy** recorded in official record volume 867, page 1016 of the Wayne County records.

Described as follows:

Commencing at a railroad spike found in Emerson Road (County Road 79) marking the northeast corner of the northeast quarter of Section 33 – witnessed by a capped reference pin set S 89° 34' 04" W 198.43 feet and a capped reference pin found S 00° 15' 52" E 39.71 feet.

Thence S 00° 15' 52" E 649.53 feet, along the east line of the quarter section, to a point in Criswell Road (County Road 225), at the northeast corner of Palmer L. and Joan Steiner as described in official record volume 806, pages 684 and 688 – witnessed by a capped reference pin set S 89° 44' 08" W 21.44 feet.

Thence S 89° 44' 08" W 470.00 feet, along the north line of Steiner, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) S 89° 44' 08" W 530.00 feet, along the north line of Steiner and the extension thereof, to a capped pin set.
- 2) N 25° 48' 14" W 351.66 feet to a capped pin set.
- 3) N 89° 44' 08" E 681.61 feet to a capped pin set.
- 4) S 00° 15' 52" E 317.30 feet, to the **Point of Beginning**.

This parcel contains 4.413 acres and has no frontage on any public way.

Beachy description of 4.413 acres in Section 33, T-16N, R-12W, East Union Twp.,
Wayne County, Ohio

This parcel is subject to and benefited by the access easement described in official record volume ___, page ___.

A portion of this parcel lies within a known floodplain.

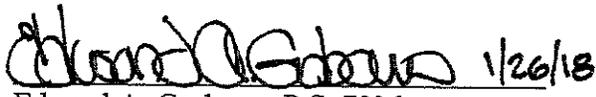
Prior Instrument: official record volume 867, page 1016.

Permanent Parcel #: part of 27-01392.000

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January 26, 2018

Grantor(s): **Levi Jay and Anna Beachy**
4567 S. Mount Eaton Road
Dalton, Ohio 44618

Grantee(s):

Boundary Description
4.063 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northeast quarter of Section 33, T-16N, R-12W.**

Being part of the land described in a deed to **Levi Jay and Anna Beachy** recorded in official record volume 867, page 1016 of the Wayne County records.

Described as follows:

Beginning at a railroad spike found in Emerson Road (County Road 79) marking the northeast corner of the northeast quarter of Section 33 – witnessed by a capped reference pin set S 89° 34' 04" W 198.43 feet and a capped reference pin found S 00° 15' 52" E 39.71 feet.

Thence with the following FOUR courses:

- 1) **S 00° 15' 52" E 377.21 feet**, along the east line of the quarter section, to a point in Criswell Road (County Road 225) – witnessed by a capped reference pin set S 89° 44' 08" W 18.92 feet.
- 2) **S 89° 44' 08" W 470.00 feet**, to a capped pin set.
- 3) **N 00° 15' 52" W 375.84 feet** to a capped pin set on the north line of the quarter section.
- 4) **N 89° 34' 04" E 470.00 feet**, along the north line of the quarter section, to the **Point of Beginning**.

This parcel contains 4.063 acres and is benefited by the access easement described in official record volume ____, page ____.

Beachy description of 4.063 acres in Section 33, T-16N, R-12W, East Union Twp.,
Wayne County, Ohio

Prior Instrument: official record volume 867, page 1016.

Permanent Parcel #: part of 27-01392.000

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January 26, 2018

Grantor(s): **Levi Jay and Anna Beachy**
4567 S. Mount Eaton Road
Dalton, Ohio 44618

Grantee(s):

Boundary Description
3.424 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northeast quarter of Section 33, T-16N, R-12W.**

Being part of the land described in a deed to **Levi Jay and Anna Beachy** recorded in official record volume 867, page 1016 of the Wayne County records.

Described as follows:

Commencing at a railroad spike found in Emerson Road (County Road 79) marking the northeast corner of the northeast quarter of Section 33 – witnessed by a capped reference pin set S 89° 34' 04" W 198.43 feet and a capped reference pin found S 00° 15' 52" E 39.71 feet.

Thence S 00° 15' 52" E 377.21 feet, along the east line of the quarter section, to a point in Criswell Road (County Road 225), the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 89° 44' 08" W 18.92 feet.

Thence with the following FOUR courses:

- 1) **S 00° 15' 52" E 317.30 feet**, along the east line of the quarter section and in Criswell Road, to the northeast corner of Palmer L. and Joan Steiner as described in official record volume 806, pages 684 and 688 – witnessed by a capped reference pin set S 89° 44' 08" W 21.44 feet.
- 2) **S 89° 44' 08" W 470.00 feet**, along the north line of Steiner, to a capped pin set.
- 3) **N 00° 15' 52" W 317.30 feet** to a capped pin set.
- 4) **N 89° 44' 08" E 470.00 feet** to the **Point of Beginning**.

This parcel contains 3.424 acres and is subject to the access easement described in official record volume ____, page ____.

Beachy description of 3.424 acres in Section 33, T-16N, R-12W, East Union Twp.,
Wayne County, Ohio

Prior Instrument: official record volume 867, page 1016.

Permanent Parcel #: part of 27-01392.000

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