

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

April 5, 2018

**Grantor(s):** **Connie S. Boyce, Trustee**  
**3788 E. Messner Rd.**  
**Wooster, OH 44691**

**Grantee(s):**

**BOUNDARY DESCRIPTION**  
**4.400 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northwest quarter of Section 36, T-15N, R-13W.**

Being part of the land described in a deed to **Connie S. Boyce, Trustee** of the Wenonah R. Lilley Keystone Inheritance Trust recorded in official record volume 615, page 1100 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 (Township Road 49) marking the southwest corner of the northwest quarter of Section 36.

Thence N 04° 29' 48" E 1952.14 feet, along the west line of the quarter section and in Fredericksburg Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 83° 26' 57" E 25.66 feet.

Thence with the following FOUR courses:

- 1) **N 04° 29' 48" E 409.14 feet**, along the west line of the quarter section and in Fredericksburg Road, to the southwest corner of Lot 1 of the Oak Ridge Allotment #1 as recorded in plat volume 4, page 97 – witnessed by a 1-1/4 inch diameter steel reference pipe found S 86° 27' 37" E 25.08 feet.
- 2) **S 86° 27' 37" E 455.21 feet**, along the south line of Lot 1 and the extension thereof, to a capped pin set on the south line of Michael A. and Mary Jane Yacapraro as described in official record volume 450, page 2075.
- 3) **S 04° 29' 48" W 433.07 feet** to a capped pin set.
- 4) **N 83° 26' 57" W 455.44 feet** to the **Point of Beginning**.

**This parcel contains 4.400 acres.**

**Prior Instrument: official record volume 615, page 1100.**

**Permanent Parcel #: part of 30-00466.000**

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

All bearings are related and common with record survey UU-338.

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 4/05/18*

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K18\job017\Boyce 4.400 Ac Legal.docx



OK MM 6/27/18

DON'T USE THIS  
SCAN FOR  
RECORDING.  
DOESN'T MEET  
STATE  
STANDARDS  
FOR MARGINS.