

February 1, 2019

Grantor(s): Levi I. Miller
6864 Salt Creek Road
Fredericksburg, Ohio 44627

Grantee(s):

BOUNDARY DESCRIPTION
6.861 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southeast quarter of Section 17, T-15N, R-12W.**

Being all of the land described in a deed to **Levi I. Miller** recorded in official record volume 842, page 2664 and official record ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a harrow tooth found in the intersection of Apple Creek Road (Township Road 44) and Frease Road (Township Road 340) marking the southeast corner of Section 17.

Thence N 86° 02' 34" W 1209.25 feet, along the south line of the quarter section, to a stone monument found.

Thence N 85° 57' 05" W 300.00 feet, along the south line of the quarter section, to a capped pin found on an east line of Ivan L. and Erma Miller as described in official record volume 420, page 1403.

Thence N 03° 41' 11" E 800.00 feet, along an east line of Miller, to a capped pin found at the **Point of Beginning** for the parcel herein described.

Thence with the following TEN courses:

- 1) **N 03° 41' 11" E 402.13 feet**, along the east line of Miller, to a capped pin set on the south line of Lamar J. and Barbara Ann Hochstetler as described in official record volume 405, page 2343.
- 2) **S 86° 35' 32" E 178.97 feet**, along the south line of Hochstetler, to an axle found.
- 3) **N 04° 12' 16" E 320.12 feet**, along the east line of Hochstetler, to a 3/4 inch diameter steel pipe found at the southeast corner of Myron W. and Karen J. Troyer as described in deed volume 719, page 1016.

- 4) **N 04° 07' 07" E 506.27 feet**, along the east line of Troyer, to a point in Harrison Road (County Road 2) on the south line of Shawn M. and Wendy C. McKelvey as described in official record volume 708, page 2428 – witnessed by a capped reference pin set S 04° 07' 07" W 35.64 feet.
- 5) **N 80° 31' 51" E 260.40 feet**, along the south line of McKelvey and in Harrison Road, to the northwest corner of Carl P. Gurr as described in deed volume 550, page 698 – witnessed by a 1-1/2 inch diameter steel reference pipe found S 00° 02' 15" E 30.87 feet.
- 6) **S 00° 02' 15" E 504.89 feet**, along the west line of Gurr, to a 3/4 inch diameter steel pipe found on the north line of Atlee S. Jr. and Miriam N. Hershberger as described in official record volume 539, page 1286.
- 7) **S 81° 41' 03" W 176.66 feet**, along a north line of Hershberger, to a capped pin set.
- 8) **S 03° 34' 40" W 398.47 feet**, along the west line of Hershberger, to a stone monument found at the northwest corner of Michael Ray and Luann L. Weaver as described in official record volume 478, page 1502.
- 9) **S 03° 41' 11" W 351.48**, along a west line of Weaver, to a capped pin found.
- 10) **N 85° 57' 05" W 300.00 feet**, along a north line of Weaver, to the **Point of Beginning**.

This parcel contains 6.861 acres and is subject to a 60 foot Wide Access Easement recorded in official record volume 842, page 2664 and official record volume _____, page _____.

Prior Instrument: official record volume 842 page 2664 and official record volume _____, page _____.

Permanent Parcel #: all of 45-00642.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February of 2019, 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 WW, page 304

All bearings are related and common with a previous survey filed in volume SS, page 864 of the Wayne County survey records.

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

R.W.

GASBARRE & Associates, Inc.

Professional Land Surveyors

401 South Market St. P.O. Box 44

Wooster, Ohio 44691

330.264.9499

February 1, 2019

William R. Gasbarre, P.S. (Ret.)

Edward A. Gasbarre, P.S.

gasbarresurveying@embarqmail.com

Grantor(s):

Grantee(s):

60 Foot Access Easement

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 Salt Creek** in the **southeast quarter of Section 17, T-15N, R-12W.**

Being part of the land described in a deed to **Ivan L. and Erma Miller** recorded in official record volume 420, page 1403 of the Wayne County records.

Being a strip of land lying between parallel lines located 30 feet, where necessary, on each side of the following described centerline, along with any shortening or extension of those lines required to intersect the property lines

Described as follows:

Commencing at a harrow tooth found in the intersection of Apple Creek Road (Township Road 44) and Frease Road (Township Road 340) marking the southeast corner of Section 17.

Thence N 86° 02' 34" W 1209.25 feet, along the south line of the quarter section, to a stone monument found.

Thence N 85° 57' 05" W 300.00 feet, along the south line of the quarter section, to a capped pin found on an east line of Ivan L. and Erma Miller as described in official record volume 420, page 1403.

Thence N 03° 41' 11" E 1172.13 feet, along the east line of Miller, to the **Point of Beginning** for the Access Easement herein described.

Thence with the following THREE courses:

- 1) **S 86° 35' 32" E 208.70 feet**, 30 feet south of and parallel with the south line of Lamar J. and Barbara Ann Hochstetler as described in official 405, page 2343, to a point.
- 2) **N 04° 12' 16" E 349.73 feet**, 30 east of and parallel with the east line of Hostetler, to a point.
- 3) **N 04° 07' 07" E 6.63 feet** to a point on the south line of Levi I. Miller as described in official record volume 842, page 2664, and there **Terminate**.

Prior Instrument: official record volume 420 page 1403.

Permanent Parcel #: part of 45-00547.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January of 2019, 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 a previous survey filed in volume SS, page 864 of the Wayne County survey records.

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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February 1, 2019

Grantor(s): Ivan L. and Erma Miller
6864 Salt Creek Road
Fredericksburg, Ohio 44627

Grantee(s):

BOUNDARY DESCRIPTION
3.689 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southeast quarter of Section 17, T-15N, R-12W.**

Being part of the land described in a deed to **Ivan L. and Erma Miller** recorded in official record volume 420, page 1403 of the Wayne County records.

Described as follows:

Commencing at a harrow tooth found in the intersection of Apple Creek Road (Township Road 44) and Frease Road (Township Road 340) marking the southeast corner of Section 17.

Thence N 86° 02' 34" W 1209.25 feet, along the south line of the quarter section, to a stone monument found.

Thence N 85° 57' 05" W 300.00 feet, along the south line of the quarter section, to a capped pin found on an east line of Ivan L. and Erma Miller as described in official record volume 420, page 1403.

Thence N 03° 41' 11" E 800.00 feet, along an east line of Miller, to a capped pin found at a northwest corner of Michael Ray and Luann L. Weaver as described in official record volume 478, page 1502, the **Point of Beginning** for the parcel herein described.

Thence with the following SEVEN courses:

- 1) **N 03° 41' 11" E 402.13 feet** to a capped pin set on the south line of Lamar J. and Barbara Ann Hochstetler as described in official record volume 405, page 2343.
- 2) **S 86° 35' 32" E 178.97 feet**, along the south line of Hochstetler, to an axle found.
- 3) **N 04° 12' 16" E 320.12 feet**, along the east line of Hochstetler, to a 3/4 inch diameter steel pipe found.
- 4) **N 81° 41' 03" E 120.00 feet**, along the south line of Levi I. Miller as described in official record volume 842, page 2664, to a capped pin set at the northwest corner of Atlee S. Junior and Miriam N. Hershberger as described in official record volume 539, page 1286.

- 5) S 03° 34' 40" W 398.47 feet, along the west line of Hershberger, to a stone monument found at the northwest corner of the previously mention Weaver.
- 6) S 03° 41' 11" W 351.48 feet, along the west line of Weaver, to a capped pin found.
- 7) N 85° 57' 05" W 300.00 feet, along a north line of Weaver, to the **Point of Beginning**.

This parcel contains 3.689 acres and has no frontage on any public way.

Prior Instrument: official record volume 420 page 1403.

Permanent Parcel #: part of 45-00547.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February of 2019, 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 WW, page 304.

All bearings are related and common with a previous survey filed in volume SS, page 864 of the Wayne County survey records.

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.

 2/01/19
Edward A. Gasbarre, P.S. 7036

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FOR MARGINS.**