

April 1, 2019

Miller\_Legal\_5.798AC.docx

**Grantor(s): Eli D. and Jemima D. Miller**

**Grantee(s):**

**BOUNDARY DESCRIPTION**

**5.798 Acres**

**Parcel 1**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 32, T-16N, R-12W.**

Being part of the land described in a deed to **Eli D. and Jemima D. Miller** recorded in official record volume 893, page 3611 of the Wayne County records.

Described as follows:

**Commencing** at a capped pin found marking the northwest corner of the northwest quarter of Section 32.

Thence S 88° 59' 27" E 262.99 feet, along the north line of the quarter section, to a railroad spike found in Cutter Road (Township Road 205) at the **Point of Beginning** for the parcel herein described.

Thence with the following EIGHT courses:

- 1) **S 88° 59' 27" E 529.35 feet**, along the north line of the quarter section, to the northwest corner of an 11.000 acre parcel – witnessed by a capped reference pin found S 00° 40' 12" W 15.00 feet.
- 2) **S 00° 40' 12" W 393.14 feet**, along the west line of the 11.000 acre parcel, to a capped pin set.
- 3) **S 63° 05' 08" W 51.68 feet** to a capped pin set.
- 4) **S 54° 14' 14" W 59.22 feet** to a capped pin set.
- 5) **S 37° 57' 50" W 40.23 feet** to a capped pin set.
- 6) **N 88° 59' 27" W 424.28 feet** to a point in Cutter Road on the east line of John H. and Debbie Stoler as described in official record volume 277, page 701 – witnessed by a capped reference pin set S 88° 59' 27" E 17.18 feet.
- 7) **N 02° 39' 03" E 361.35 feet**, in Cutter Road, along the east line of Stoler and the extension thereof, to a railroad spike found marking a point of curvature at the southeast corner of Eli D. and Jemima D. Miller as described in official record volume 844, page 62.

Miller description of 5.798 acres in Section 32, T-16N, R-12W, East Union Township,  
Wayne County, Ohio

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8) **Northeasterly**, in Cutter Road, along the east line of Miller and with the arc of a curve to the left, a distance of 123.76 feet to the **Point of Beginning**.

The aforementioned curve has the following properties.

Central Angle = 03°42'42"

Chord Bearing = N 00°47'42" E

Radius = 1910.43 feet

Chord Distance = 123.74 feet

**This parcel contains 5.798 acres and is subject to the right-of-way described in deed volume 314, page 300 and the right-of-way described in deed volume 541, page 405.**

**Prior Instrument: official record volume 893, page 3611**

**Permanent Parcel #: part of 27-00179.009**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 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 ~~358~~

All bearings are related and common with record survey QQ-554.

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.

 4/10/19

Edward A. Gasbarre, P.S. 7036

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R.W.

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April 1, 2019

Miller\_Legal\_6.247AC.docx

**Grantor(s):** Eli D. and Jemima D. Miller

**Grantee(s):**

BOUNDARY DESCRIPTION  
6.247 Acres

**Parcel 2**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 32, T-16N, R-12W.**

Being part of the land described in a deed to **Eli D. and Jemima D. Miller** recorded in official record volume 893, page 3611 of the Wayne County records.

Described as follows:

**Commencing** at a capped pin found marking the northwest corner of the northwest quarter of Section 32.

Thence S 88° 59' 27" E 792.34 feet, along the north line of the quarter section, to the northwest corner of an 11.000 acre parcel - witnessed by a capped reference pin found S 00° 40' 12" W 15.00 feet.

Thence S 00° 40' 12" W 393.14 feet, along the west line of the 11.000 acre parcel, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following NINE courses:

- 1) **S 00° 40' 12" W 569.84 feet**, along the west line of the 11.000 acre parcel, to a capped pin set.
- 2) **N 88° 53' 48" W 587.76 feet** to a point in Cutter Road (Township Road 205) on the east line of Jerrod Walter and Denise Lynn Christman as described in official record volume 500, page 851 - witnessed by a capped reference pin set S 88° 53' 48" E 17.50 feet
- 3) **N 12° 19' 03" E 52.36 feet**, in Cutter Road and along the east line of Christman, to a railroad spike found at a point of curvature.
- 4) **Northeasterly**, in Cutter Road, along the east line of Christman, the extension thereof and with the arc of a curve to the left, a distance of 241.67 feet to a railroad spike found at a point of tangency.

The aforementioned curve has the following properties.

Central Angle = 09°40'00"

Chord Bearing = N 07°29'03" E

Radius = 1432.39 feet

Chord Distance = 241.38 feet

Miller description of 6.247 acres in Section 32, T-16N, R-12W, East Union Township,  
Wayne County, Ohio

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- 5) **N 02° 39' 03" E 185.95 feet**, in Cutter Road and along the east line of John H. and Debbie Stoler as described in official record volume 277, page 701, to a point – witnessed by a capped reference pin set S 88° 59' 27" E 17.18 feet.
- 6) **S 88° 59' 27" E 424.28 feet** to a capped pin set.
- 7) **N 37° 57' 50" E 40.23 feet** to a capped pin set.
- 8) **N 54° 14' 14" E 59.22 feet** to a capped pin set.
- 9) **N 63° 05' 08" E 51.68 feet** to the **Point of Beginning**.

**This parcel contains 6.247 acres and is subject to the access easement described in official record volume \_\_\_\_ page \_\_\_\_**

**Prior Instrument: official record volume 893, page 3611**

**Permanent Parcel #: part of 27-00179.009**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 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 ~~111~~ page ~~358~~

All bearings are related and common with record survey QQ-554.

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* 4/01/19

Edward A. Gasbarre, P.S. 7036

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April 1, 2019

Miller\_Legal\_18.637AC.docx

**Grantor(s):** Eli D. and Jemima D. Miller

**Grantee(s):**

BOUNDARY DESCRIPTION  
18.637 Acres

**Parcel 3**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 32, T-16N, R-12W.**

Being part of the land described in a deed to **Eli D. and Jemima D. Miller** recorded in official record volume 893, page 3611 of the Wayne County records.

Described as follows:

**Commencing** at a 1 inch diameter iron pin found marking the northeast corner of the northwest quarter of Section 32.

Thence S 01° 16' 40" W 192.92 feet, along the east line of the quarter section, to a 5/8 inch diameter iron pin found at the northern corner of Richard G. Sr. Sachariat and Frederick F. Sachariat as described in deed volume 686, page 582.

Thence Southwesterly, along a northwesterly line of Sachariat and with the arc of a curve concave to the southeast, a distance of 204.34 feet to a capped pin found.

The aforementioned curve has the following properties.

Central Angle = 02°02'36"

Radius = 5729.65 feet

Chord Bearing = S 40°41'12" W

Chord Distance = 204.33 feet

Thence Southwesterly, along a northwesterly line of Sachariat and with the arc of a curve concave to the southeast, a distance of 750.61 feet to a capped pin set at the **Point of Beginning** for the parcel herein described.

The aforementioned curve has the following properties.

Central Angle = 07°30'22"

Radius = 5729.65 feet

Chord Bearing = S 35°55'42" W

Chord Distance = 750.07 feet

Thence with the following SIX courses:

- 1) **Southwesterly**, along a northwesterly line of Sachariat and with the arc of a curve concave to the southeast, a distance of 625.99 feet to a capped pin found at the northeast corner of J. Ernest Martin as described in official record volume 510, page 1007.

The aforementioned curve has the following properties.

Central Angle = 6°15'36"

Chord Bearing = S 29°02'44" W

Radius = 5729.65 feet

Chord Distance = 625.68 feet

- 2) **N 89° 29' 02" W 1082.61 feet**, along the north line of Martin, to a capped pin found at the southeast corner of Eli D. and Jemima D. Miller as described in official record volume 891, page 3099.
- 3) **N 01° 06' 12" E 350.00 feet**, along the east line of Miller, to a capped pin found.
- 4) **N 88° 53' 48" W 629.13 feet**, along the north line of Miller, to a point in Cutter Road (Township Road 205) on the east line of Jerrod Walter and Denise Lynn Christman as described in official record volume 500, page 851 – witnessed by a capped reference pin found S 88° 53' 48" E 30.58 feet.
- 5) **N 12° 19' 03" E 218.00 feet**, in Cutter Road and along the east line of Christman, to a point – witnessed by a capped reference pin set S 88° 53' 48" E 17.50 feet.
- 6) **S 88° 53' 48" E 1962.48 feet** to the **Point of Beginning**.

**This parcel contains 18.637 acres**

**Prior Instrument: official record volume 893, page 3611**

**Permanent Parcel #: part of 27-00179.009**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 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 358

All bearings are related and common with record survey QQ-554.

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.

 4/6/19

Edward A. Gasbarre, P.S. 7036

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April 1, 2019

Miller\_Legal\_11.092AC\_West.docx

**Grantor(s):** Eli D. and Jemima D. Miller

**Grantee(s):**

BOUNDARY DESCRIPTION

11.092 Acres

**Parcel 4**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 32, T-16N, R-12W.**

Being part of the land described in a deed to **Eli D. and Jemima D. Miller** recorded in official record volume 893, page 3611 of the Wayne County records.

Described as follows:

**Commencing** at a 1 inch diameter iron pin found marking the northeast corner of the northwest quarter of Section 32.

Thence N 88° 59' 27" W 737.67 feet, along the north line of the quarter section, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following SIX courses:

- 1) S 01° 06' 12" W 964.92 feet to a capped pin set.
- 2) N 88° 53' 48" W 547.75 feet to a capped pin set.
- 3) N 01° 06' 12" E 585.53 feet to a capped pin set on the south line of James F. and Ruth A. Ison as described in official record volume 568, page 998.
- 4) S 88° 50' 45" E 106.94 feet, along the south line of Ison, to a capped pin found.
- 5) N 04° 48' 33" E 379.59 feet, along an east line of Ison, to a capped pin found on the north line of the quarter section.
- 6) S 88° 59' 27" E 416.27 feet, along the north line of the quarter section, to the **Point of Beginning**.

This parcel contains 11.092 acres, has no frontage on any public way but is benefited by the access easement described in official record volume \_\_\_, page \_\_\_ and subject to the access easement described in official record volume \_\_\_, page \_\_\_.

Miller description of 11.092 acres in Section 32, T-16N, R-12W, East Union Township,  
Wayne County, Ohio

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**Prior Instrument: official record volume 893, page 3611**

**Permanent Parcel #: part of 27-00179.009**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 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 ~~MM~~ page ~~358~~

All bearings are related and common with record survey QQ-554.

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* 4/10/19

Edward A. Gasbarre, P.S. 7036

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April 1, 2019

Miller\_Legal\_11.092AC\_East.docx

**Grantor(s):** Eli D. and Jemima D. Miller

**Grantee(s):**

BOUNDARY DESCRIPTION

11.092 Acres

**Parcel 5**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 32, T-16N, R-12W.**

Being part of the land described in a deed to **Eli D. and Jemima D. Miller** recorded in official record volume 893, page 3611 of the Wayne County records.

Described as follows:

**Beginning** at a 1 inch diameter iron pin found marking the northeast corner of the northwest quarter of Section 32.

Thence with the following SIX courses:

- 1) **S 01° 16' 40" W 192.92 feet**, along the east line of the quarter section, to a 5/8 inch diameter iron pin found at the northern corner of Richard G. Sr. Sachariat and Frederick F. Sachariat as described in deed volume 686, page 582.
- 2) **Southwesterly**, along a northwesterly line of Sachariat and with the arc of a curve concave to the southeast, a distance of 204.34 feet to a capped pin found.

The aforementioned curve has the following properties.

Central Angle = 02°02'36"

Chord Bearing = S 40°41'12" W

Radius = 5729.65 feet

Chord Distance = 204.33 feet

- 3) **Southwesterly**, along a northwesterly line of Sachariat and with the arc of a curve concave to the southeast, a distance of 750.61 feet to a capped pin set.

The aforementioned curve has the following properties.

Central Angle = 07°30'22"

Chord Bearing = S 35°55'42" W

Radius = 5729.65 feet

Chord Distance = 750.07 feet

- 4) **N 88° 53' 48" W 178.54 feet** to a capped pin set.
- 5) **N 01° 06' 12" E 964.92 feet** to a capped pin set on the north line of the quarter section.

Miller description of 11.092 acres in Section 32, T-16N, R-12W, East Union Township,  
Wayne County, Ohio

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- 6) S 88° 59' 27" E 737.67 feet, along the north line of the quarter section, to the **Point of Beginning**.

**This parcel contains 11.092 acres, has no frontage on any public way but is benefitted by the access easement described in official record volume \_\_\_, page \_\_\_.**

**Prior Instrument: official record volume 893, page 3611**

**Permanent Parcel #: part of 27-00179.009**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 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 ~~WV~~ page 358

All bearings are related and common with record survey QQ-554.

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.

 4/10/19

Edward A. Gasbarre, P.S. 7036

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April 1, 2019

Miller\_Legal\_9.834AC.docx

**Grantor(s):** Eli D. and Jemima D. Miller

**Grantee(s):**

BOUNDARY DESCRIPTION  
9.834 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 32, T-16N, R-12W.**

Being part of the land described in a deed to **Eli D. and Jemima D. Miller** recorded in official record volume 893, page 3611 of the Wayne County records.

Described as follows:

**Commencing** at a capped pin found marking the northwest corner of the northwest quarter of Section 32.

Thence S 88° 59' 27" E 812.34 feet, along the north line of the quarter section, to the northeast corner of Eli D. and Jemima D. Miller as described in official record volume 893, page 3597, the **Point of Beginning** for the parcel herein described – witnessed by a 5/8 inch diameter iron reference pin found S 00° 40' 12" W 15.00 feet.

Thence with the following TEN courses:

- 1) S 88° 59' 27" E 242.88 feet, along the north line of the quarter section, to a 3/4 inch diameter iron pipe found at a northwest corner of James F. and Ruth A. Ison as described in official record volume 568, page 998.
- 2) S 01° 36' 47" W 377.51 feet, along the west line of Ison, to a 3/4 inch diameter iron pipe found.
- 3) S 88° 50' 45" E 396.19 feet, along the south line of Ison, to a capped pin set.
- 4) S 01° 06' 12" W 585.53 feet to a capped pin set.
- 5) N 88° 53' 48" W 648.43 feet to a capped pin set.
- 6) N 00° 40' 12" E 136.17 feet to a capped pin found at the southwest corner of Eli D. and Jemima D. Miller as described in official record volume 893, page 3597.
- 7) S 88° 53' 48" E 94.12 feet, along the south line of Miller, to a capped pin found.

Miller description of 9.834 acres in Section 32, T-16N, R-12W, East Union Township,  
Wayne County, Ohio

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- 8) N 00° 40' 12" E 462.00 feet, along an east line of Miller, to a 1-1/2 inch diameter iron pipe found.
- 9) N 88° 53' 48" W 74.12 feet, along a north line of Miller, to an angle iron monument found.
- 10) N 00° 40' 12" E 364.84 feet, along an east line of Miller, to the **Point of Beginning**.

**This parcel contains 9.834 acres, has no frontage on any public way and is subject to the right-of-way described in deed volume 314, page 300 and the access easement described in official record volume \_\_\_\_, page \_\_\_\_.**

**Prior Instrument: official record volume 893, page 3611.**

**Permanent Parcel #: part of 27-00179.009**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 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 ~~WM~~ page 358

All bearings are related and common with record survey QQ-554.

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* 4/10/19

Edward A. Gasbarre, P.S. 7036

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April 1, 2019

Miller\_Legal\_11.000AC.docx

**Grantor(s):** Eli D. and Jemima D. Miller

**Grantee(s):**

BOUNDARY DESCRIPTION  
11.000 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Section 32, T-16N, R-12W.**

Being all of the land described in a deed to **Eli D. and Jemima D. Miller** recorded in official record volume 893, page 3597 and part of the land describe in official record volume 893, page 3611, of the Wayne County records.

Described as follows:

**Commencing** at a capped pin found marking the northwest corner of the northwest quarter of Section 32.

Thence S 88° 59' 27" E 792.34 feet, along the north line of the quarter section, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found S 00° 40' 12" W 15.00 feet.

Thence with the following SIX courses:

- 1) **S 88° 59' 27" E 262.88 feet**, along the north line of the quarter section, to a 3/4 inch diameter iron pipe found at a northwest corner of James F. and Ruth A. Ison as described in official record volume 568, page 998.
- 2) **S 01° 36' 47" W 377.51 feet**, along the west line of Ison, to a 3/4 inch diameter iron pipe found.
- 3) **S 88° 50' 45" E 396.19 feet**, along the south line of Ison, to a capped pin set.
- 4) **S 01° 06' 12" W 585.53 feet** to a capped pin set.
- 5) **N 88° 53' 48" W 648.43 feet** to a capped pin set.
- 6) **N 00° 40' 12" E 962.98 feet** to the **Point of Beginning**.

Miller description of 11.000 acres in Section 32, T-16N, R-12W, East Union Township,  
Wayne County, Ohio

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**This parcel contains 11.000 acres, has no frontage on any public way, is benefitted by the right-of-way described in deed volume 541, page 405 and subject to the subject to the right-of-way described in deed volume 314, page 300 and the access easement described in official record volume \_\_\_\_, page \_\_\_\_**

**Prior Instrument: official record volume 893, page 3597 and official record volume 893, page 3611.**

**Permanent Parcel #: 27-00485.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 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 ~~WJ~~ page 358

All bearings are related and common with record survey QQ-554.

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.

 4/01/19

Edward A. Gasbarre, P.S. 7036

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April 1, 2019

Miller\_Access\_Easement\_Parcel5.docx

**Parcel 5** **Thirty-Foot Wide Access Easement**

The grantors herein also grant to the grantees, 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 **northwest quarter of Section 32, T-16N, R-12W.**

Being a strip of land lying between parallel lines located 30 feet north of the following described south side, along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

**Commencing** at a 1 inch diameter iron pin found marking the northeast corner of the northwest quarter of Section 32.

Thence N 88° 59' 27" W 737.67 feet, along the north line of the quarter section, to a capped pin set.

Thence S 01° 06' 12" W 964.92 feet to a capped pin set on the north line of an 18.637 acre parcel - the **Point of Beginning** for the easement herein described

Thence with the following course:

- 1) **N 88° 53' 48" W 1783.94 feet**, along the north line of the 18.637 acre parcel, to a point in Cutter Road (Township Road 205) on the east line of Jerrod Walter and Denise Lynn Christman as described in official record volume 500, page 851 and there **Terminate** - witnessed by a capped reference pin set S 88° 53' 48" E 17.50 feet

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 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 358

All bearings are related and common with record survey QQ-554.

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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