

May 29, 2019

Kaplan_Legal_21.488AC.docx

Grantor(s): Ruth A. Kaplan

Grantee(s):

BOUNDARY DESCRIPTION 
21.488 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northeast quarter of Section 33 and the northwest quarter of Section 34, T-15N, R-13W.**

Being part of the land described in deeds to **Ruth A. Kaplan** recorded in deed volume 635, page 133 and official record volume 109, page 895 of the Wayne County records.

Described as follows:

Commencing at an iron axle found in Messner Road (Township Road 49) marking the southeast corner of the northeast quarter of Section 33 – witnessed by a capped reference pin set
N 00° 10' 38" W 30.00 feet.

Thence N 00° 10' 38" W 1372.99 feet, along the east line of the quarter section, to a point.

Thence N 72° 25' 44" W 35.29 feet to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following TEN courses:

- 1) N 79° 00' 14" W 195.52 feet to a capped pin set.
- 2) N 16° 25' 15" W 230.65 feet to a capped pin set on a southeasterly line of State of Ohio as described in deed volume 662, page 579.
- 3) N 56° 51' 26" E 145.46 feet, along a southeasterly line of State of Ohio, to a capped pin set.
- 4) N 40° 09' 29" E 104.40 feet, along a southeasterly line of State of Ohio, to a capped pin set.
- 5) N 33° 08' 34" W 30.00 feet, along a northeasterly line of State of Ohio, to a point on the centerline of Millersburg Road.

May 29, 2019

Kaplan_Legal_5.611AC.docx

Grantor(s): Ruth A. Kaplan

Grantee(s):

BOUNDARY DESCRIPTION
5.611 Acres J

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northeast quarter of Section 33 and the northwest quarter of Section 34, T-15N, R-13W.**

Being part of the land described in deeds to **Ruth A. Kaplan** recorded in deed volume 635, page 133 and official record volume 109, page 895 of the Wayne County records.

Described as follows:

Commencing at an iron axle found in Messner Road (Township Road 49) marking the southeast corner of the northeast quarter of Section 33 – witnessed by a capped reference pin set N 00° 10' 38" W 30.00 feet.

Thence N 00° 10' 38" W 1118.58 feet, along the east line of the quarter section, to a point.

Thence N 87° 46' 08" W 33.64 feet to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following SIXTEEN courses:

- 1) N 00° 10' 38" W 24.37 feet to a capped pin set.
- 2) N 74° 49' 04" W 238.06 feet to a capped pin set.
- 3) S 44° 27' 27" W 29.23 feet to a capped pin set.
- 4) N 50° 30' 27" W 57.64 feet to a capped pin set.
- 5) S 37° 38' 15" W 50.86 feet to a capped pin set.
- 6) S 71° 26' 35" W 107.80 feet to a capped pin set.
- 7) N 69° 14' 58" W 195.44 feet to a capped pin set on a southeasterly line of State of Ohio as described in deed volume 662, page 579.

May 29, 2019

Kaplan_Legal_37.625AC.docx

Grantor(s): Ruth A. Kaplan

Grantee(s):

BOUNDARY DESCRIPTION
37.625 Acres



Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northeast quarter of Section 33 and the northwest quarter of Section 34, T-15N, R-13W.**

Being part of the land described in deeds to **Ruth A. Kaplan** recorded in deed volume 635, page 133 and official record volume 109, page 895 of the Wayne County records.

Described as follows:

Commencing at an iron axle found in Messner Road (Township Road 49) marking the southeast corner of the northeast quarter of Section 33 – witnessed by a capped reference pin set N 00° 10' 38" W 30.00 feet.

Thence N 00° 10' 38" W 320.40 feet, along the east line of the quarter section, to a 3/4 inch diameter iron pin found at the northeast corner of Lot 27 of the Reinhardt Allotment #3 as shown on plat volume 9, page 316, the **Point of Beginning** for the parcel herein described.

Thence with the following NINETEEN courses:

- 1) **S 89° 50' 22" W 964.16 feet**, along the north line of Reinhardt Allotment #3, to a point on the centerline of Millersburg Road (State Route 83) – witnessed by a 3/4 inch diameter iron reference pin found N 89° 50' 22" E 30.94 feet.
- 2) **N 16° 05' 53" E 603.00 feet**, along the centerline of Millersburg Road, to centerline station 264+50.00 and a southerly corner of State of Ohio as described in deed volume 662, page 579.
- 3) **S 73° 54' 07" E 30.00 feet**, along a southerly line of State of Ohio, to a capped pin set.
- 4) **N 25° 33' 37" E 152.07 feet**, along an easterly line of State of Ohio, to a capped pin set.
- 5) **N 16° 05' 53" E 172.30 feet**, along an easterly line of State of Ohio, to a capped pin set at a point of curvature.

- 6) **Northeasterly**, along a southeasterly line of State of Ohio and with the arc of a curve to the right, a distance of 26.77 feet to a capped pin set.
The aforementioned curve has the following properties.
Central Angle = 02°00'33" Chord Bearing = N 17°06'09" E
Radius = 763.51 feet Chord Distance = 26.77 feet
- 7) **S 69° 14' 58" E 195.44 feet** to a capped pin set.
- 8) **N 71° 26' 35" E 107.80 feet** to a capped pin set.
- 9) **N 37° 38' 15" E 50.86 feet** to a capped pin set.
- 10) **S 50° 30' 27" E 57.64 feet** to a capped pin set.
- 11) **N 44° 27' 27" E 29.23 feet** to a capped pin set.
- 12) **S 74° 49' 04" E 238.06 feet** to a capped pin set.
- 13) **S 00° 10' 38" E 24.37 feet** to a capped pin set.
- 14) **S 87° 46' 08" E 283.77 feet**, passing into the northwest quarter of Section 34 at a distance of 33.64 feet, to a capped pin set.
- 15) **N 29° 51' 08" E 180.27 feet** to a capped pin set.
- 16) **S 72° 25' 44" E 1090.41 feet** to a capped pin set on the west line of Gregory and Peggy Tieche as described in official record volume 374, page 391.
- 17) **S 00° 41' 50" W 507.46 feet**, along the west line of Tieche, to a 2 inch diameter iron pipe found at the northeast corner of Eric B. and Ruth M. Maibach as described in official record volume 715, page 2143.
- 18) **N 89° 53' 56" W 1370.90 feet**, along the north line of Maibach and the extension thereof, to a capped pin set on the west line of the quarter section.
- 19) **S 00° 10' 38" E 110.60 feet**, along the west line of the quarter section, to the **Point of Beginning**.

This parcel contains 37.625 acres; of which 16.185 acres lie in the northeast quarter of Section 33 and 21.440 acres lie in the northwest quarter of Section 34.

Prior Instrument: Deed volume 635, page 133 and official record volume 109, page 895

Permanent Parcel #: part of 30-01107.000 and 30-01103.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May 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 411

All bearings are related and common with record survey VV-324.

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.