

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 18, 2019

Grantor(s): **Andy B. and Rosanna J. Kauffman
Melvin R. and Susie E. Yoder**

Grantee(s):

Boundary Description
5.540 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northeast quarter of Section 36, T-16N, R-12W.**

Being part of the land described in a deed to **Andy B. and Rosanna J. Kauffman and Melvin R. and Susie E. Yoder** recorded in official record volume 893, page 1909 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter crimped iron pipe found in the intersection of Emerson Road (County Road 79) and Kansas Road (Township Road 179) marking the northwest corner of the northeast quarter of Section 36.

Thence S 00° 49' 48" E 647.75 feet, along the west line of the quarter section and in Kansas Road, to an iron railroad spike found at the southwest corner of Ronald J. and Pamela J. Taylor as described in official record volume 557, page 667, the **Point of Beginning** for the parcel herein described - witnessed by a capped reference pin marked "Rudolph 6449" found N 88° 21' 35" E 30.00 feet.

Thence with the following FOUR courses:

- 1) N 88° 21' 35" E 705.60 feet, along the south line of Taylor, to a capped pin set.
- 2) S 00° 49' 48" E 341.91 feet to a capped pin set.
- 3) S 88° 20' 30" W 705.61 feet to a point on the west line of the quarter section and in Kansas Road - witnessed by a capped reference pin set N 88° 20' 30" E 30.00 feet.
- 4) N 00° 49' 48" W 342.14 feet, along the west line of the quarter section and in Kansas Road, to the **Point of Beginning**.

This parcel contains 5.540 acres.

Prior Instrument: official record volume 893, page 1909.

Kauffman_Yoder description of 5.540 acres in Section 36, T-16N, R-12W, East Union Twp.,
Wayne County, Ohio

Permanent Parcel #: part of 27-00297.005

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 ____, page ____.

WW 416

All bearings are related and common with record survey WW-294.

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 4/18/19

Edward A. Gasbarre, P.S. 7036.

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April 18, 2019

**Grantor(s): Andy B. and Rosanna J. Kauffman
Melvin R. and Susie E. Yoder**

Grantee(s):

30 Foot Wide Access Easement Description

For Parcel 3

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 **northeast quarter of Section 36, T-16N, R-12W.**

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

Described as follows:

Commencing at a one inch diameter crimped iron pipe found in the intersection of Emerson Road (County Road 79) and Kansas Road (Township Road 179) marking the northwest corner of the northeast quarter of Section 36.

Thence S 00° 49' 48" E 989.89 feet, along the west line of the quarter section and in Kansas Road, to the **Point of Beginning** for the easement herein described - witnessed by a capped reference pin set N 88° 20' 30" E 30.00 feet.

Thence with the following TWO courses:

- 1) N 88° 20' 30" E 735.61 feet to a capped pin set.
- 2) N 89° 29' 41" E 1171.55 feet to a capped pin set at the northwest corner of a 13.000 acre parcel and there **Terminate**

Prior Instrument: official record volume 893, page 1909.

Permanent Parcel #: part of 27-00297.005

Kauffman_Yoder 30' Access Easement in Section 36, T-16N, R-12W, East Union Twp.,
Wayne County, Ohio

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April of 2016, 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 ____.

WW 416

All bearings are related and common with record survey WW-294.

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.

 4/18/19

Edward A. Gasbarre, P.S. 7036

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April 18, 2019

Grantor(s): **Andy B. and Rosanna J. Kauffman**
Melvin R. and Susie E. Yoder

Grantee(s):

Boundary Description
13.000 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northeast quarter of Section 36, T-16N, R-12W.**

Being part of the land described in a deed to **Andy B. and Rosanna J. Kauffman and Melvin R. and Susie E. Yoder** recorded in official record volume 893, page 1909 of the Wayne County records.

Described as follows:

Commencing at a stone monument found marking the southwest corner of the northeast quarter of Section 36.

Thence N 00° 49' 48" W 1242.22 feet, along the west line of the quarter section, to a 2 inch diameter iron pipe found at the southwest corner of Atlee A. and Katie R. Hershberger as described in official record volume 893, page 1907.

Thence N 88° 20' 30" E 1907.26 feet, along the south line of Hershberger and the extension thereof, to a capped pin set on the north line of Aden L. and Susie J. Keim as described in official record volume 748, page 1273, the **Point of Beginning** for the parcel herein described

Thence with the following SIX courses:

- 1) **N 00° 49' 48" W 416.76** feet to a capped pin set.
- 2) **N 89° 29' 41" E 808.76 feet** to a capped pin set on the east line of the quarter section and the line between East Union Township and Sugar Creek Township.
- 3) **S 00° 26' 09" E 895.39 feet**, along the east line of the quarter section and the township line, to a capped pin found at the northeast corner of Milan J. and Gertrude E. Weaver as described in official record volume 875, page 1374.
- 4) **S 88° 18' 51" W 475.20 feet**, along a north line of Weaver to a capped pin found on the east line of Henry D. and Verna A. Miller as described in official record volume 791, page 2019.

Kauffman_Yoder description of 13.000 acres in Section 36, T-16N, R-12W, East Union Twp.,
Wayne County, Ohio

- 5) N 00° 59' 39" W 495.00 feet, along the east line of Miller and the extension thereof, to a 2 inch diameter iron pipe found at the northeast corner of said Keim.
- 6) S 88° 20' 30" W 326.05 feet, along the north line of Keim, to the **Point of Beginning**.

This parcel contains 13.000 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 1909.

Permanent Parcel #: part of 27-00297.005

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 ___, page ____.

WW 416

All bearings are related and common with record survey WW-294.

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 4/18/19

Edward A. Gasbarre, P.S. 7036

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April 18, 2019

Grantor(s): **Andy B. and Rosanna J. Kauffman**
Melvin R. and Susie E. Yoder

Grantee(s):

Boundary Description
21.355 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northeast quarter of Section 36, T-16N, R-12W.**

Being part of the land described in a deed to **Andy B. and Rosanna J. Kauffman and Melvin R. and Susie E. Yoder** recorded in official record volume 893, page 1909 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter crimped iron pipe found in the intersection of Emerson Road (County Road 79) and Kansas Road (Township Road 179) marking the northwest corner of the northeast quarter of Section 36.

Thence S 00° 49' 48" E 989.89 feet, along the west line of the quarter section and in Kansas Road, to the **Point of Beginning** for the parcel herein described - witnessed by a capped reference pin set N 88° 20' 30" E 30.00 feet.

Thence with the following TWELVE courses:

- 1) N 88° 20' 30" E 705.61 feet to a capped pin set.
- 2) N 00° 49' 48" W 341.91 feet to a capped pin set on the south line of Ronald J. and Pamela J. Taylor as described in official record volume 557, page 667.
- 3) N 88° 21' 35" E 1395.25 feet, along the south line of Taylor, to a 5/8 inch diameter iron pin found.
- 4) N 00° 55' 02" W 264.69 feet, along an east line of Taylor, to a 5/8 inch diameter iron pin found on the south line of Monroe R. and Katie R. Miller as described in official record volume 833, page 2680.
- 5) N 88° 06' 20" E 322.97 feet, along the south line of Miller, to a 5/8 inch diameter iron pin found at the southwest corner of Ella M. Amstutz, Trustee as described in official record volume 893, page 2507.

Kauffman_Yoder description of 21.355 acres in Section 36, T-16N, R-12W, East Union Twp.,
Wayne County, Ohio

- 6) **S 89° 29' 57" E 160.84 feet**, along the south line of Ella M. Amstutz, Trustee, to a 5/8 inch diameter iron pin found at the southwest corner of Jack and Johanna Badertscher as described in deed volume 683, page 542 and official record volume 724, page 94.
- 7) **S 89° 29' 13" E 136.29 feet**, along the south line of Badertscher, to a point on the east line of the quarter section and the line between East Union Township and Sugar Creek Township – witnessed by a 5/8 inch diameter iron pin found S 89° 29' 13" E 0.43 feet.
- 8) **S 00° 26' 09" E 636.20 feet**, along the east line of the quarter section and the township line, to a capped pin set.
- 9) **S 89° 29' 41" W 1980.31 feet** to a capped pin set.
- 10) **S 00° 49' 48" E 55.39 feet** to a capped pin found at the northeast corner of Atlee A. and Katie R. Hershberger as described in official record volume 893, page 1907.
- 11) **S 88° 20' 30" W 735.61 feet**, along the north line of Hershberger, to a point on the west line of the quarter section and in Kansas Road – witnessed by a capped reference pin found N 88° 20' 30" E 30.00 feet.
- 12) **N 00° 49' 48" W 55.39 feet**, along the west line of the quarter section and in Kansas Road, to the **Point of Beginning**.

This parcel contains 21.355 acres and is subject to the access easements described in official record volume ___, page ___.

Prior Instrument: official record volume 893, page 1909.

Permanent Parcel #: part of 27-00297.005

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 ___, page ____.

WW 416

All bearings are related and common with record survey WW-294.

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 4/18/19
Edward A. Gasbarre, P.S. 7036

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April 18, 2019

**Grantor(s): Andy B. and Rosanna J. Kauffman
Melvin R. and Susie E. Yoder**

Grantee(s):

30 Foot Wide Access Easement Description

For Parcel 2

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 **northeast quarter of Section 36, T-16N, R-12W.**

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

Described as follows:

Commencing at a one inch diameter crimped iron pipe found in the intersection of Emerson Road (County Road 79) and Kansas Road (Township Road 179) marking the northwest corner of the northeast quarter of Section 36.

Thence S 00° 49' 48" E 989.89 feet, along the west line of the quarter section and in Kansas Road, to the **Point of Beginning** for the easement herein described - witnessed by a capped reference pin set N 88° 20' 30" E 30.00 feet.

Thence with the following course:

- 1) **N 88° 20' 30" E 735.61 feet** to a capped pin set at the northwest corner of an 11.525 acre parcel and there **Terminate**

Prior Instrument: official record volume 893, page 1909.

Permanent Parcel #: part of 27-00297.005

Kauffman_Yoder 30' Access Easement in Section 36, T-16N, R-12W, East Union Twp.,
Wayne County, Ohio

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April of 2016, 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 ____.

WW 416

All bearings are related and common with record survey WW-294.

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 4/18/19

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April 18, 2019

Grantor(s): **Andy B. and Rosanna J. Kauffman**
Melvin R. and Susie E. Yoder

Grantee(s):

Boundary Description
11.525 Acres

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northeast quarter of Section 36, T-16N, R-12W.**

Being part of the land described in a deed to **Andy B. and Rosanna J. Kauffman and Melvin R. and Susie E. Yoder** recorded in official record volume 893, page 1909 of the Wayne County records.

Commencing at a stone monument found marking the southwest corner of the northeast quarter of Section 36.

Thence N 00° 49' 48" W 1242.22 feet, along the west line of the quarter section, to a 2 inch diameter iron pipe found at the southwest corner of Atlee A. and Katie R. Hershberger as described in official record volume 893, page 1907.

Thence N 88° 20' 30" E 735.61 feet, along the south line of Hershberger, to a capped pin marked "Purdy 7307" found at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) N 00° 49' 48" W 440.34 feet, along the east line of Hershberger and the extension thereof, to a capped pin set.
- 2) N 89° 29' 41" E 1171.55 feet to a capped pin set.
- 3) S 00° 49' 48" E 416.76 feet to a capped pin set on the north line of Aden L. and Susie J. Keim as described in official record volume 748, page 1273.
- 4) S 88° 20' 30" W 1171.65 feet, along the north line of Keim and the extension thereof, to the **Point of Beginning**.

This parcel contains 11.525 acres, has no frontage on any public way but is benefitted by the access easement described in official record volume ____, page ____ and subject to the access easement described in official record volume ____, page ____.

Kauffman_Yoder description of 11.525 acres in Section 36, T-16N, R-12W, East Union Twp.,
Wayne County, Ohio

Prior Instrument: official record volume 893, page 1909.

Permanent Parcel #: part of 27-00297.005

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 ____, page ____.

WW 416

All bearings are related and common with record survey WW-294.

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 4/18/19

Edward A. Gasbarre, P.S. 7036

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