

R.W.

GASBARRE & Associates, Inc.

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**Grantor(s): Anna Mae Baker, Trustee
1618 Moreland Rd.
Wooster, Ohio 44691**

October 28, 2019

Grantee(s):

BOUNDARY DESCRIPTION

40.001 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southwest and southeast quarters of Section 3, T-14N, R-13W.**

Being all of the land described in deeds to **Anna Mae Baker, Trustee of the Paul R. Baker and Anna Mae Baker Revocable Living Trust, Dated June 12, 1999** recorded in official recorded volume 445, page 2615, official record volume 580, page 1807, official record volume 455, page 2624 and part of the land described in official record volume 445, pages 2618, 2621 and official record volume 580, page 1810 of the Wayne County records.

Described as follows:

Beginning at a steel bolt found in Moreland Road (County Road 77) marking the southwest corner of the southeast quarter of Section 3.

Thence with the following **FOURTEEN** courses:

- 1) **N 88° 39' 51" W 62.45 feet**, along the south line of the southwest quarter and in Moreland Road, to a point – witnessed by a capped reference pin set **N 01° 08' 27" W 21.95 feet**.
- 2) **N 01° 08' 27" W 1146.59 feet** to a capped pin set.
- 3) **S 88° 09' 43" E 532.51 feet**, passing into the southeast quarter at a distance of 62.48 feet, to a 1-3/4 inch diameter steel pipe found at the southeast corner of Betty May Fehndrich as described in deed volume 661, page 22.
- 4) **N 01° 11' 39" W 796.19 feet**, along the east line of Fehndrich and the extension thereof, to a capped pin found at the northwest corner of the 26.000 acre parcel described in official record volume 445, page 2615.

The following seven courses, courses (5 through 11) follow the lines of the 26.000 acre parcel.

- 5) **S 88° 14' 09" E 659.57 feet** to a capped pin found.
- 6) **S 01° 11' 39" E 439.88 feet** to a capped pin found.

- 7) S 78° 48' 31" E 127.09 feet to a capped pin found.
- 8) S 12° 38' 16" E 168.16 feet to a capped pin found.
- 9) S 01° 31' 01" W 169.33 feet to a capped pin found.
- 10) S 66° 48' 18" E 33.92 feet to a capped pin set.
- 11) S 1° 45' 51" W 667.69 feet to a capped pin set at the northeast corner of The Board of Education of Franklin Township Rural School District as described in deed volume 234, page 150.
- 12) N 88° 14' 09" W 805.68 feet, along the north line of The Board.. to a capped pin found at the northwest corner of Moreland Realty, Ltd. as described in official record volume 834, page 2269.
- 13) S 01° 10' 18" E 467.30 feet, along the west line of Moreland Premier Realty Ltd., to a steel bolt found on the south line of the quarter section and in Moreland Road.
- 14) N 88° 14' 09" W 470.88 feet, along the south line of the quarter section and in Moreland Road, to the Point of Beginning.

This parcel contains 40.001 acres; of which 1.642 acres lie in the southwest quarter and 38.359 acres lie in the southeast quarter of Section 3.

Prior Instrument: official record volume 445, pages 2615, 2618, 2621, official record volume 580, page 1807 and 1810.

Permanent Parcel #: part of 30-00020.000, all of 30-00021.000 and 30-01080.003

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in October 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 529.

All bearings are related and common with record survey VV-178.

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

