

R.W.

GASBARRE & Associates, Inc.

Professional Land Surveyors

401 South Market St. P.O. Box 44
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330.264.9499

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

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November 13, 2019

Grantor(s): **Kirk K. Miller Properties, LLC**
3444 Coronado Lane
Wooster, OH 44691

Grantee(s): **JR Acres, LLC**

Boundary Description
0.627 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **southwest quarter of Section 17, T-15N, R-13W.**

Being part of the land described in a deed to **Kirk K. Miller Properties, LLC** recorded in official record volume 889, page 5799 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Burnetts Corner Road (Township Road 442) marking the northwest corner of the southwest quarter of Section 17.

Thence S 01° 33' 55" W 1194.82 feet, along the west line of the quarter section and in Burnetts Corner Road, to a 5/8 inch diameter steel pin found at a northerly corner of Kirk K. Miller Properties, LLC as described in official record volume 889, page 5799, the **Point of Beginning** for the parcel herein described.

Thence with the following SEVEN courses:

- 1) **S 88° 28' 03" E 15.00 feet**, along a north line of Miller, to a 5/8 inch diameter steel pin found.
- 2) **S 29° 25' 53" E 29.15 feet**, along an easterly line of Miller, to a capped pin found on the west line of Lot 219 of the Treemont Estates Allotment No. 1 as recorded in plat volume 17, page 407.
- 3) **S 01° 31' 57" W 149.02 feet**, along the west line of Lot 219, to a capped pin found.
- 4) **S 62° 52' 14" E 124.72 feet**, along the southwesterly line of Lot 219, to a capped pin set on the northwesterly right-of-way line of Columbus Road (State Route 3, a limited access highway).

- 5) S 31° 32' 47" W 284.92 feet, along the right-of-way line, to a point – witnessed by a capped pin found S 35° 18' 26" W 0.42 feet.
- 6) S 35° 18' 26" W 0.42 feet, along the right-of-way line, to a capped pin found on the west line of the quarter section.
- 7) N 01° 33' 55" E 474.96 feet, along the west line of the quarter section, to the **Point of Beginning**.

This parcel contains 0.627 acres.

Prior Instrument: official record volume 889, page 5799.

Permanent Parcel #: part of 56-01830.012.

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in November 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 542.

All bearings are related and common with record survey TT-967.

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.


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November 13, 2019

Grantor(s): **JR Acres, LLC**
2459 Columbus Road
Wooster, OH 44691

Grantee(s):

Boundary Description
160.196 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wooster** in the **southeast and northeast quarters of Section 18 and the southwest quarter of Section 17, T-15N, R-13W.**

Being all of the land described in deeds to **JR Acres, LLC** recorded in official record volume 626, page 700 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Beginning at a stone monument found marking the southwest corner of the southeast quarter of Section 18.

Thence with the following FIFTEEN courses:

- 1) **N 01° 25' 52" E 2231.65 feet**, along the west line of the quarter section, to a point in Blachleyville Road (State Route 95) at the southwest corner of Zachary T. Snodgrass as described in official record volume 744, page 1055 – witnessed by a capped reference pin set S 01° 25' 52" W 27.94 feet.
- 2) **N 74° 13' 29" E 1499.89 feet**, in Blachleyville Road, along the south line Snodgrass and the extension thereof, to a 1/2 inch diameter steel pin found on the south line of Stocksdale Land LLC as described in official record volume 780, page 1540.
- 3) **N 73° 52' 47" E 797.82 feet**, along the south line of Stocksdale Land LLC and passing into the northeast quarter at a distance of 1.08 feet, to a railroad spike found in Blachleyville Road at the southwest corner of Chantel M. Meshew and Cheryl K. Yoder as described in official record volume 890, page 3715 – witnessed by a capped reference pin marked "Rudolph 6449" found N 13° 35' 21" E 34.52 feet.
- 4) **N 74° 01' 49" E 500.60 feet**, in Blachleyville Road, along the south line of Meshew and Yoder and the extension thereof, to a magnail set on the east line of the quarter section.

- 5) **S 01° 59' 59" W 392.90 feet**, along the east line of the quarter section, to a 5/8 inch diameter steel pin found in Burnetts Corner Road (Township Road 442) marking the southeast corner of the northeast quarter of Section 18.
- 6) **S 01° 33' 55" W 1194.82 feet**, along the east line of the quarter section and in Burnetts Corner Road, to a 5/8 inch diameter steel pin found.
- 7) **S 88° 28' 03" E 15.00 feet**, into the southwest quarter of Section 17, to a 5/8 inch diameter steel pin found.
- 8) **S 29° 25' 53" E 29.15 feet** to a capped pin found on the west line of Lot 219 of the Treemont Estates Allotment No. 1 as recorded in plat volume 17, page 407.
- 9) **S 01° 31' 57" W 149.02 feet**, along the west line of Lot 219, to a capped pin found.
- 10) **S 62° 52' 14" E 124.72 feet**, along the south line of Lot 219, to a capped pin set on the northwesterly right-of-way line of Columbus Road (State Route 3, a limited access highway).
- 11) **S 31° 32' 47" W 284.92 feet**, along the right-of-way line, to a point – witnessed by a capped pin found S 35° 18' 26" W 0.42 feet.
- 12) **S 35° 18' 26" W 0.42 feet**, along the right-of-way line, to a capped pin found on the west line of the quarter section.
- 13) **S 01° 33' 55" W 551.05 feet**, along the west line of the quarter section and in Columbus Road, to the northeast corner of Campbell Oil Company as described in official record volume 645, page 2330.
- 14) **S 49° 09' 43" W 688.36 feet**, in Columbus Road, into the southeast quarter of Section 18, along the northwesterly line of Campbell Oil Company and the extension thereof, to a point on the south line of the quarter section – witnessed by a capped reference pin set N 88° 16' 27" W 169.53 feet.
- 15) **N 88° 16' 27" W 2152.67 feet**, along the south line of the quarter section, to the **Point of Beginning**.

This parcel contains 160.196 acres: of which 0.627 acres lie in the southwest quarter of Section 17, 153.994 acres lie in the southeast quarter and 5.575 acres lie in the northeast quarter of Section 18.

Prior Instrument: official record volume 626, page 700 and official record volume ____, page ____.

Permanent Parcel #: all of 56-00248.000.

JR Acres description of 160.196 acres in Section 18 & 17, T-15, R-13W, Wooster 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 November 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 542.

All bearings are related and common with record survey TT-967.

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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