

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

November 21, 2019

Spangler_Legal_1.959AC.docx

Grantor(s): Wayne T. and Sandra J. Spangler
646 Jefferson Road
Wooster, OH 44691

Grantee(s):

BOUNDARY DESCRIPTION

1.959 Acres

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **northwest quarter of Section 2, T-19N, R-14W.**

Being all of the land described in deeds to **Wayne T. Spangler and Sandra J. Spangler** recorded in official record volume 854, page 237 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a 1 inch diameter steel pin found in Jefferson Road (County Road 157) marking the center of Section 2.

Thence N 03° 00' 34" E 400.00 feet, along the quarter section line and in Jefferson Road, to the southeast corner of a 1.0 acre parcel described in a deed to Wayne T. Spangler and Sandra J. Spangler recorded in official record volume 854, page 237 - the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 86° 56' 57" W 40.00 feet.

Thence with the following SIX courses:

- 1) **N 86° 56' 57" W 165.00 feet**, along the south line of the 1.0 acre parcel, to the southwest corner thereof – witnessed by capped reference pins set S 86° 56' 57" E 39.57 feet and N 3° 02' 54" E 20.46 feet.
- 2) **N 03° 02' 54" E 74.69 feet**, along the west line of the 1.0 acre parcel, to a capped pin set on the north right-of-way line of U.S. Route 250 at a northeast corner of Adam T. and Jody R. Rives as described in official record volume 368, page 2635.
- 3) **N 65° 42' 58" W 247.94 feet**, along the right-of-way line and the north line of Rives, to a capped pin set.
- 4) **N 57° 11' 39" E 187.69 feet** to a capped pin set.

Spangler description of 1.959 acres in Section 2, T-19N, R-14W, Plain Township,
Wayne County, Ohio

- 5) **N 69° 56' 17" E 264.98 feet** to a point on the east line of the quarter section and in Jefferson Road - witnessed by a capped reference pin set S 69° 56' 17" W 38.94 feet.
- 6) **S 03° 00' 34" W 378.44 feet**, along the east line of the quarter section and in Jefferson Road, to the **Point of Beginning**.

This parcel contains 1.959 acres

Prior Instrument: official record volume 854, page 237 and official record volume ___, page ___.

Permanent Parcel #: 44-00173.000

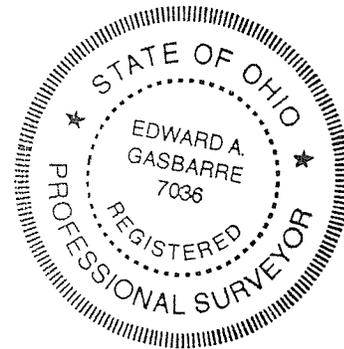
This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in November 2019, on behalf of R.W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume www page 551

All bearings are related and based on the east line according to record survey JJ-100.

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.

 11/21/19
Edward A. Gasbarre, P.S. 7036

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November 21, 2019

Spangler_Legal_0.956AC.docx

Grantor(s): Wayne T. and Sandra J. Spangler, trustees
646 Jefferson Road
Wooster, OH 44691

Grantee(s):

BOUNDARY DESCRIPTION
0.956 Acres

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **northwest quarter of Section 2, T-19N, R-14W.**

Being part of the land described in a deed to **Wayne T. Spangler and Sandra J. Spangler, Co-Trustees of the Wayne T. and Sandra J. Spangler Revocable Joint trust dated April 21, 2017.** recorded in official record volume 854, page 224 of the Wayne County records.

Described as follows:

Commencing at a 1 inch diameter steel pin found in Jefferson Road (County Road 157) marking the center of Section 2.

Thence N 03° 00' 34" E 665.00 feet, along the quarter section line and in Jefferson Road, to the northeast corner of a 1.0 acre parcel described in a deed to Wayne T. Spangler and Sandra J. Spangler recorded in official record volume 854, page 237 - the **Point of Beginning** for the parcel herein described – witnessed by a 3/4 inch diameter steel reference pipe found N 86° 56' 57" W 40.00 feet.

Thence with the following SIX courses:

- 1) **N 86° 56' 57" W 164.82 feet**, along the north line of the 1.0 acre parcel, to a capped pin set.
- 2) **S 03° 02' 54" W 190.31 feet**, along the west line of the 1.0 acre parcel, to a capped pin set on the north right-of-way line of U.S. Route 250 at a northeast corner of Adam T. and Jody R. Rives as described in official record volume 368, page 2635.
- 3) **N 65° 42' 58" W 247.94 feet**, along the right-of-way line and the north line of Rives, to a capped pin set.
- 4) **N 57° 11' 39" E 187.69 feet** to a capped pin set.

Spangler description of 0.956 acres in Section 2, T-19N, R-14W, Plain Township,
Wayne County, Ohio

- 5) **N 69° 56' 17" E 264.98 feet** to a point on the east line of the quarter section and in Jefferson Road - witnessed by a capped reference pin set **S 69° 56' 17" W 38.94 feet**.
- 6) **S 03° 00' 34" W 113.44 feet**, along the east line of the quarter section and in Jefferson Road, to the **Point of Beginning**.

This parcel contains 0.956 acres

Prior Instrument: official record volume 854, page 224.

Permanent Parcel #: part of 44-00176.000 and 44-00171.000

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 551

All bearings are related and based on the east line according to record survey JJ-100.

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.

 11/21/19

Edward A. Gasbarre, P.S. 7036

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November 21, 2019

Spangler_Legal_9.559AC.docx

Grantor(s): Wayne T. and Sandra J. Spangler, trustees
646 Jefferson Road
Wooster, OH 44691

Grantee(s):

BOUNDARY DESCRIPTION

9.559 Acres

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **northwest quarter of Section 2, T-19N, R-14W.**

Being all of the land described in deeds to **Wayne T. Spangler and Sandra J. Spangler, Co-Trustees of the Spangler Family Trust dated April 21, 2017** recorded in official record volume 854, page 234 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a 1 inch diameter steel pin found in Jefferson Road (County Road 157) marking the center of Section 2.

Thence N 03° 00' 34" E 778.44 feet, along the quarter section line and in Jefferson Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 69° 56' 17" W 38.94 feet.

Thence with the following SIX courses:

- 1) **S 69° 56' 17" W 264.98 feet** to a capped pin set.
- 2) **S 57° 11' 39" W 187.69 feet** to a capped pin set on the north right-of-way line of U.S. Route 250 and on the north line of Adam T. and Jody R. Rives as described in official record volume 368, page 2635.
- 3) **N 65° 42' 58" W 318.97 feet**, along the right-of-way line and the north line of Rives, to a point on the east line of Bradley T. and Dawn A. Spangler as described in deed volume 655, page 18 – witnessed by a 1 inch diameter iron pipe found S 74° 28' 00" W 0.20 feet.
- 4) **N 03° 00' 34" E 559.23 feet**, along the east line of Spangler, to a railroad spike found in Silver Road (Township Road 4) on a south line of Wayne T. Spangler and Sandra J. Spangler Co-Trustees as described in official record volume 854, page 224 – witnessed by a capped reference pin set S 03° 00' 34" W 33.00 feet.

Spangler description of 9.559 acres in Section 2, T-19N, R-14W, Plain Township,
Wayne County, Ohio

- 5) N 89° 47' 38" E 694.32 feet, in Silver Road, along a south line of Spangler Co-Trustees and the extension thereof, to a large steel spike found in the intersection of Jefferson Road on the east line of the quarter section.
- 6) S 03° 00' 34" W 500.24 feet, along the east line of the quarter section and in Jefferson Road, to the Point of Beginning.

This parcel contains 9.559 acres

Prior Instrument: official record volume 854, page 234 and official record volume ww page 551

Permanent Parcel #: 44-00167.000

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 ___, page ___.

All bearings are related and based on the east line according to record survey JJ-100.

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.

 11/2/19
Edward A. Gasbarre, P.S. 7036



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November 21, 2019

Spangler_Legal_2.096AC.docx

Grantor(s): Wayne T. and Sandra J. Spangler, trustees
646 Jefferson Road
Wooster, OH 44691

Grantee(s):

BOUNDARY DESCRIPTION
2.096 Acres

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **northwest quarter of Section 2, T-19N, R-14W.**

Being part of the land described in a deed to **Wayne T. Spangler and Sandra J. Spangler, Co-Trustees of the Wayne T. and Sandra J. Spangler Revocable Joint Trust dated April 21, 2017** and recorded in official record volume 854, page 224 of the Wayne County records.

Described as follows:

Commencing at a 1 inch diameter steel pin found in Jefferson Road (County Road 157) marking the center of Section 2.

Thence **N 03° 00' 34" E 778.44 feet**, along the quarter section line and in Jefferson Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set **S 69° 56' 17" W 38.94 feet.**

Thence with the following **EIGHT** courses:

- 1) **S 69° 56' 17" W 264.98 feet** to a capped pin set.
- 2) **S 57° 11' 39" W 187.69 feet** to a capped pin set on the north right-of-way line of U.S. Route 250 and on the north line of Adam T. and Jody R. Rives as described in official record volume 368, page 2635.
- 3) **N 65° 42' 58" W 318.97 feet**, along the right-of-way line and the north line of Rives, to a point on the east line of Bradley T. and Dawn A. Spangler as described in deed volume 655, page 18 – witnessed by a 1 inch diameter iron pipe found **S 74° 28' 00" W 0.20 feet.**
- 4) **N 03° 00' 34" E 135.00 feet**, along the east line of Spangler, to the northwest corner of 1.69 acre parcel.
- 5) **S 82° 45' 26" E 382.80 feet**, along a northerly line of the 1.69 acre parcel, to a point.

Spangler description of 2.096 acres in Section 2, T-19N, R-14W, Plain Township,
Wayne County, Ohio

- 6) **S 66° 58' 48" E 80.00 feet**, along a northerly line of the 1.69 acre parcel, to a point.
- 7) **N 84° 33' 15" E 238.90 feet**, along the north line of a 1.03 acre parcel, to a point on the east line of the quarter section and in Jefferson Road
- 8) **S 03° 00' 34" W 16.56 feet**, along the east line of the quarter section and in Jefferson Road, to the **Point of Beginning**.

This parcel contains 2.096 acres

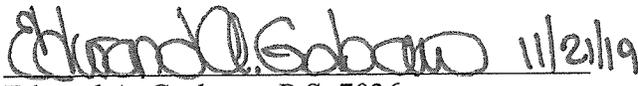
Prior Instrument: official record volume 854, page 224.

Permanent Parcel #: part of 44-00172.000, 44-00171.000 and 44-00176.000

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 wwwpage 551

All bearings are related and based on the east line according to record survey JJ-100.

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