

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.

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December 3, 2019

Miller_Legal_15.997AC.docx

Grantor(s): Leon V. Miller
1076 E. Messner Road
Wooster, OH 44691

Grantee(s):

BOUNDARY DESCRIPTION
15.997 Acres

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

Being part of the land described in a deed to Leon V. Miller and Rodney R. Mast recorded in official record volume 897, page 2778 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 EIGHTEEN 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 at the southwest corner of McKenzie L. Mullet as described in official record volume 898, page 11.

The aforementioned curve has the following properties.

Central Angle = $02^{\circ}00'33''$
Radius = 763.51 feet

Chord Bearing = $N 17^{\circ}06'09'' E$
Chord Distance = 26.77 feet

The following seven courses (courses 7 through 13) follow the lines of Mullet.

- 7) **S $69^{\circ} 14' 58'' E$ 195.44 feet** to a capped pin set.
- 8) **N $71^{\circ} 26' 35'' E$ 107.80 feet** to a capped pin set.
- 9) **N $37^{\circ} 38' 15'' E$ 50.86 feet** to a capped pin set.
- 10) **S $50^{\circ} 30' 27'' E$ 57.64 feet** to a capped pin set.
- 11) **N $44^{\circ} 27' 27'' E$ 29.23 feet** to a capped pin set.
- 12) **S $74^{\circ} 49' 04'' E$ 238.06 feet** to a capped pin set.
- 13) **S $00^{\circ} 10' 38'' E$ 24.37 feet** to a capped pin set.
- 14) **S $04^{\circ} 34' 40'' E$ 218.40 feet** to a capped pin set.
- 15) **N $83^{\circ} 24' 13'' E$ 11.89 feet** to a capped pin set.
- 16) **S $00^{\circ} 00' 03'' W$ 472.53 feet** to a capped pin set.
- 17) **S $89^{\circ} 53' 56'' E$ 6.50 feet** to a capped pin set on the east line of the quarter section.
- 18) **S $00^{\circ} 10' 38'' E$ 110.60 feet**, along the east line of the quarter section, to the **Point of Beginning**.

This parcel contains 15.997 acres

Prior Instrument: official record volume 897, page 2778

Permanent Parcel #: 30-01107.002

Mast description of 15.997 acres in Section 33, T-15N, R-13W, Franklin Township,
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 December 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 561.

All bearings are related and common with record survey WW-411.

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.

 12/02/19

Edward A. Gasbarre, P.S. 7036

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December 3, 2019

Miller_Legal_21.628AC.docx

Grantor(s): Rodney R. Mast

Grantee(s): Leon V. Miller
1076 E. Messner Road
Wooster, OH 44691

BOUNDARY DESCRIPTION
21.628 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 a deed to **Leon V. Miller and Rodney R. Mast** recorded in official record volume 897, page 2778 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.

Thence N 00° 10' 38" W 431.00 feet, along the east line of the quarter section, to a capped pin set at the northwest corner of Kevin B. and Gail D. Wright as described in official record volume 346, page 484, the **Point of Beginning** of the parcel herein described.

Thence with the following **NINE** courses:

- 1) **N 89° 53' 56" W 6.50 feet**, into the northeast quarter of Section 33, to a capped pin set.
- 2) **N 00° 00' 03" E 472.53 feet** to a capped pin set.
- 3) **S 83° 24' 13" W 11.89 feet** to a capped pin set.
- 4) **N 04° 34' 40" W 218.40 feet** to a capped pin set on a southerly line of McKenzie L. Mullet as described in official record volume 898, page 11.
- 5) **S 87° 46' 08" E 283.77 feet**, along the southerly line of Mullet and passing into the northwest quarter of Section 34 at a distance of 33.64 feet, to a capped pin set.

- 6) **N 29° 51' 08" E 180.27 feet**, along an easterly line of Mullet, to a capped pin set on a southerly line of Marcus A. Hershberger and John D. Yoder as described in official record volume 897, page 5989.
- 7) **S 72° 25' 44" E 1090.41 feet**, along the southerly line of Hershberger and Yoder, to a capped pin set on the west line of Gregory and Peggy Tieche as described in official record volume 374, page 391.
- 8) **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.
- 9) **N 89° 53' 56" W 1370.90 feet**, along the north line of Maibach and the extension thereof, to the **Point of Beginning**.

This parcel contains 21.628 acres; of which 0.188 acres lie in the northeast quarter of Section 33 and 21.440 acres lie in the northwest quarter of Section 34.

This parcel has no frontage on any public way.

Prior Instrument: official record volume 897, page 2778

Permanent Parcel #: part of 30-01107.002

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 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 561.

All bearings are related and common with record survey WW-411.

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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December 3, 2019

Miller_Legal_25.337AC.docx

Grantor(s): Leon V. Miller
1076 E. Messner Road
Wooster, OH 44691

BOUNDARY DESCRIPTION
25.337 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 a deed to **Leon V. Miller** recorded in official record volume 897, page 2778 and all of the land described official record volume 763, page 1262 and official record volume ___, page ___ of the Wayne County records.

Described as follows:

Commencing at an iron axle found in Messner Road (Township Road 49) marking the southwest corner of the northwest quarter of Section 34.

Thence S 89° 53' 56" E 202.92 feet, along the south line of the quarter section and in Messner Road, to a 5/8 inch diameter iron pin found at the southeast corner of Kevin B. and Gail D. Wright as described in official record volume 346, page 484, the **Point of Beginning** of the parcel herein described – witnessed by a capped reference pin set N 00° 03' 05" W 30.00 feet.

Thence with the following TWELVE courses:

- 1) **N 00° 03' 05" W 431.00 feet**, along the east line of Wright, to a capped pin set.
- 2) **N 89° 53' 56" W 210.36 feet**, along the north line of Wright and the extension thereof, passing into the northeast quarter of Section 33 at a distance of 203.86, to a capped pin set.
- 3) **N 00° 00' 03" E 472.53 feet** to a capped pin set.
- 4) **S 83° 24' 13" W 11.89 feet** to a capped pin set.
- 5) **N 04° 34' 40" W 218.40 feet** to a capped pin set on a southerly line of McKenzie L. Mullet as described in official record volume 898, page 11.
- 6) **S 87° 46' 08" E 283.77 feet**, along the southerly line of Mullet and passing into the northwest quarter of Section 34 at a distance of 33.64 feet, to a capped pin set.

Miller description of 25.337 acres in Section 33 & 34, T-15N, R-13W, Franklin Township,
Wayne County, Ohio

- 7) **N 29° 51' 08" E 180.27 feet**, along an easterly line of Mullet, to a capped pin set on a southerly line of Marcus A. Hershberger and John D. Yoder as described in official record volume 897, page 5989.
- 8) **S 72° 25' 44" E 1090.41 feet**, along the southerly line of Hershberger and Yoder, to a capped pin set on the west line of Gregory and Peggy Tieche as described in official record volume 374, page 391.
- 9) **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.
- 10) **N 89° 53' 56" W 792.04 feet**, along the north line of Maibach and the extension thereof, to a capped pin set at the northwest corner of Barbara L. Landers as described in deed volume 518, page 749.
- 11) **S 00° 01' 32" E 431.00 feet**, along the west line of Landers and the extension thereof, to an iron railroad spike found on the south line of the quarter section and in Messner Road – witnessed by a capped reference pin found N 00° 01' 32" W 30.00 feet.
- 12) **N 89° 53' 56" W 374.80 feet**, along the south line of the quarter section and in Messner Road, to the **Point of Beginning**.

This parcel contains 25.337 acres; of which 0.188 acres lie in the northeast quarter of Section 33 and 25.149 acres lie in the northwest quarter of Section 34.

Prior Instrument: official record volume 897, page 2778, volume 763, page 1262 and volume ____, page ____.

Permanent Parcel #: 30-01174.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 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 561.

All bearings are related and common with record survey WW-411.

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.

 12/03/19

Edward A. Gasbarre, P.S. 7036

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