

R.W.

**GASBARRE** & Associates, Inc.

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December 5, 2019

Grantor(s): **Raymond J. and Mary A. Yoder**  
**7000 Salt Creek Road**  
**Fredericksburg, OH 44627**

Grantee(s):

Boundary Description  
**52.199 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **southwest and northwest quarters of Section 36, T-15N, R-13W.**

Being part of the land described in a deed to **Raymond J. and Mary A. Yoder** recorded in official record volume 497, page 1013 of the Wayne County records.

Described as follows:

**Commencing** at a 1-1/2 inch diameter steel pipe found in the intersection of Fredericksburg Road (County Road 501) and Messner Road (County Road 49) marking the southwest corner of the northwest quarter of Section 36.

Thence N 04° 29' 48" E 720.45 feet, along the west line of the quarter section and in Fredericksburg Road, to the northwest corner of Andrew R. and Susie A. Yoder as described in official record volume 523, page 437, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 87° 01' 28" E 30.00 feet.

Thence with the following EIGHTEEN courses:

- 1) **N 04° 29' 48" E 535.55 feet**, along the west line of the quarter section and in Fredericksburg Road, to a cotton gin spike set in the intersection of Messner Road (Township Road 49) at the southwest corner of Eli B. and Marie A. Kauffman as described in official record volume 902, page 5265.
- 2) **S 86° 27' 23" E 1022.74 feet**, in Messner Road, along the south line of Kauffman and the extension thereof, to the northwest corner of Aden E. and Amanda Raber as described in official record volume 507, page 1422 – witnessed by a capped reference pin set S 04° 41' 08" W 30.00 feet.
- 3) **S 04° 41' 08" W 420.00 feet**, along the west line of Raber, to a capped pin set.
- 4) **S 86° 27' 23" E 525.00 feet**, along the south line of Raber, to a capped pin set.

Yoder description of 52.199 acres in Section 36, T-15, R-13W, Franklin Twp.,  
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- 5) **N 04° 41' 08" E 420.00 feet**, along the east line of Raber, to a point in Messner Road on the south line of Robert G. Lilley as described in deed volume 596, page 640 – witnessed by a capped reference pin found S 04° 41' 08" W 30.00 feet.
- 6) **S 86° 27' 23" E 368.28 feet**, in Messner Road, along the south line of Lilley and the extension thereof, to the northwest corner of East Messner School as described in official record volume 850, page 1746 – witnessed by a capped reference pin set S 04° 17' 14" W 30.00 feet.
- 7) **S 04° 17' 14" W 400.00 feet**, along the west line of East Messner School, to a capped pin set.
- 8) **S 86° 27' 23" E 175.00 feet**, along the south line of East Messner School, to a capped pin set on a west line of Eli B. and Marie Kauffman as described in official record volume 507, page 1426.
- 9) **S 04° 17' 14" W 924.39 feet**, along the west line of Kauffman and passing into the southwest quarter at a distance of 864.40 feet, to a capped pin found.
- 10) **S 86° 12' 31" E 234.23 feet**, along a south line of Kauffman, to a capped pin set.
- 11) **S 04° 25' 30" W 620.00 feet**, along a west line of Kauffman, to a capped pin set.
- 12) **S 86° 12' 31" E 320.00 feet**, along a south line of Kauffman, to a capped pin set on the east line of the quarter section.
- 13) **S 04° 25' 30" W 636.72 feet**, along the east line of the quarter section, to a capped pin marked "SJL" found at the northeast corner of Marvin L. and Fannie H. Weaver as described in official record volume 854, page 2495.
- 14) **N 86° 13' 20" W 976.11 feet**, along the north line of Weaver, to a 5/8 inch diameter steel pin found on the east line of Gary L. and Donna E. Stine, trustees as described in official record volume 572, page 2395.
- 15) **N 04° 25' 30" E 1298.85 feet**, along the east line of Stine, to a 5/8 inch diameter steel pin found.
- 16) **N 86° 13' 33" W 130.37 feet**, along the north line of Stine, to a capped pin set at the southeast corner of the previously mentioned Andrew R. and Susie A. Yoder.
- 17) **N 04° 41' 08" E 760.04 feet**, along the east line of Yoder and passing into the northwest quarter at a distance of 18.00 feet, to a capped pin set.
- 18) **N 87° 01' 28" W 1546.35 feet**, along the north line of Yoder, to the **Point of Beginning**.

Yoder description of 52.199 acres in Section 36, T-15, R-13W, Franklin Twp.,  
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**This parcel contains 52.199 acres;** of which 27.957 acres lie in the northwest quarter and 24.242 acres lie in the southwest quarter of Section 36.

**Prior Instrument: official record volume 497, page 1013.**

**Permanent Parcel #: all of 30-00284.000.**

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 www page 565.

All bearings are related and based on record survey SS-567.

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

