

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

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

January 22, 2020

Grantee(s):

50 Foot Wide Access Easement

The grantor(s) herein grant to the grantee(s), their heirs, successors and assigns, an easement for ingress, egress and utilities along, across, over and under the following described strip of land.

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

Being part of the land described in a deed to **Terry Baker, Trustee of the Paul R. Baker and Anna Mae Baker Revocable Living Trust, Dated June 12, 1999** recorded in official recorded volume 904, page 1048 of the Wayne County records.

Described as follows:

Commencing at a 3/4inch diameter steel pipe found in the intersection of Moreland Road (County Road 77) and Hoy Road (County Road 201) marking the southeast corner of the southeast quarter of Section 3.

Thence N 88° 14' 09" W 1388.33 feet, along the south line of the quarter section and in Moreland Road, to a steel bolt found at the southeast corner of the AGRI Soils, Ltd. as described in official record volume 902, page 1523.

Thence N 01° 45' 51" E 466.69 feet, along the east line of AGRI Soils, Ltd., to a capped pin set at the **Point of Beginning** for the Easement herein described.

Thence with the following SIX courses:

- 1) N 88° 14' 09" W 50.00 feet, along the north line of AGRI Soils, Ltd., to a capped pin set.
- 2) N 01° 45' 51" E 627.80 to a capped pin set.
- 3) N 43° 14' 09" W 73.60 feet, to a capped pin set on the south line of a 13.177 acre parcel.
- 4) S 88° 26' 06" E 70.47 feet, along the south line of the 13.177 acre parcel, to a capped pin found on the easterly line of a 40.001 acre parcel described in a deed to Terry Baker, Trustee recorded in official recorded volume 904, page 1048.

Baker description of Access Easement acres in the Section 3, T-14N, R-13W,
Franklin Township, Wayne County, Ohio

- 5) S 66° 48' 16" E 33.92 feet, along the easterly line of Baker, to a capped pin set.
- 6) S 01° 45' 51" W 667.69 feet, along the easterly line of Baker, to the **Point of Beginning**.

Prior Instrument: official record volume 904, page 1048.

Permanent Parcel #: part of 30-01080.003

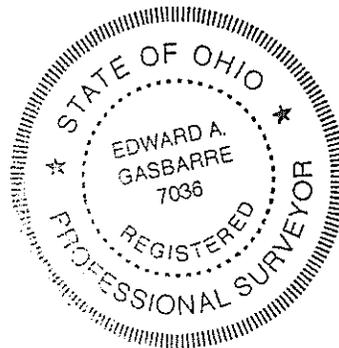
This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 2020, on behalf of R. W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume wwwpage 589

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.

 1/22/20
Edward A. Gasbarre, P.S. 7036

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Grantor(s): Terry Baker, Trustee
1618 Moreland Rd.
Wooster, Ohio 44691

January 22, 2020

Grantee(s):

BOUNDARY DESCRIPTION

13.177 Acres

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

Being part of the land described in a deed to **Terry Baker, Trustee of the Paul R. Baker and Anna Mae Baker Revocable Living Trust, Dated June 12, 1999** recorded in official recorded volume 904, page 1048 of the Wayne County records.

Described as follows:

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

Thence N 01° 08' 27" W 1146.04 feet, along the west line of the quarter section, to the southwest corner of Arthur Westley II and Patricia A. Fehndrich as described in official record volume 902, page 5877 – witnessed by a 3/4 inch diameter steel pipe found N 88° 09' 43" W 0.55 feet.

Thence S 88° 09' 43" E 470.03 feet, along the south line of Fehndrich, to a 1-3/4 inch diameter steel pipe found at the **Point of Beginning** for the parcel herein described.

Thence with the following SEVEN courses:

- 1) **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 a 40.001 acre parcel described in a deed to Terry Baker, Trustee recorded in official recorded volume 904, page 1048.

The following FIVE courses (courses 2 through 6) follow the lines of the 40.001 acre parcel.

- 2) **S 88° 14' 09" E 659.57 feet** to a capped pin found.
- 3) **S 01° 11' 39" E 439.88 feet** to a capped pin found.
- 4) **S 78° 48' 31" E 127.09 feet** to a capped pin found.

Baker description of 13.177 acres in the Section 3, T-14N, R-13W, Franklin Township,
Wayne County, Ohio

- 5) S 12° 38' 16" E 168.16 feet to a capped pin found.
- 6) S 01° 31' 01" W 169.33 feet to a capped pin found.
- 7) N 88° 26' 06" W 809.12 feet to the **Point of Beginning**.

This parcel contains 13.177 acres and has no frontage on any public way.

This parcel is benefited by an existing 50 foot wide access easement described in official record volume 455, page 2615 and subject to the 50 foot wide access easement described in official record volume _____, page _____.

Prior Instrument: official record volume 904, page 1048.

Permanent Parcel #: part of 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 January 2020, 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 589

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.


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Edward A. Gasbarre, P.S.

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Grantor(s): Terry Baker, Trustee
1618 Moreland Rd.
Wooster, Ohio 44691

January 22, 2020

Grantee(s):

BOUNDARY DESCRIPTION

12.823 Acres

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

Being part of the land described in a deed to **Terry Baker, Trustee of the Paul R. Baker and Anna Mae Baker Revocable Living Trust, Dated June 12, 1999** recorded in official recorded volume 904, page 1048 of the Wayne County records.

Described as follows:

Commencing at a 3/4 inch diameter steel pipe found in the intersection of Moreland Road (County Road 77) and Hoy Road (County Road 201) marking the southeast corner of the southeast quarter of Section 3.

Thence N 88° 14' 09" W 1388.33 feet, along the south line of the quarter section and in Moreland Road, to a steel bolt found at the southeast corner of AGRI Soils, Ltd. as described in official record volume 902, page 1523.

Thence N 01° 45' 51" E 466.69 feet, along the east line of AGRI Soils, Ltd., to a capped pin set at the northeast corner thereof, the **Point of Beginning** for the parcel herein described.

Thence with the following FIVE courses:

- 1) **N 88° 14' 09" W 805.68 feet**, along the north line of AGRI Soils, Ltd. and the extension thereof, to a capped pin found at the northwest corner of Moreland Realty Ltd. as described in official record volume 834, page 2269.
- 2) **N 01° 11' 39" W 678.17 feet** to a 1-3/4 inch diameter steel pipe found at the southeast corner of Arthur Westley II and Patricia A. Fehndrich as described in official record volume 902, page 5877.
- 3) **S 88° 26' 06" E 809.12 feet** to a capped pin found on the easterly line of a 40.001 acre parcel described in a deed to Terry Baker, Trustee recorded in official recorded volume 904, page 1048.

Baker description of 12.823 acres in the Section 3, T-14N, R-13W, Franklin Township,
Wayne County, Ohio

- 4) S 66° 48' 18" E 33.92 feet, along the easterly line of Baker, to a capped pin set.
- 5) S 1° 45' 51" W 667.69 feet, along the easterly line of Baker, the **Point of Beginning**.

This parcel contains 12.823 acres and has no frontage on any public way.

This parcel is benefited by the 50 foot wide access easement described in official record volume 455, page 2615 and subject to the 50 foot wide access easement described in official record volume _____, page _____.

Prior Instrument: official record volume 904, page 1048.

Permanent Parcel #: part of 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 January 2020, 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 589

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

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

January 22, 2020

Grantee(s):

**BOUNDARY DESCRIPTION
14.001 Acres**

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

Being part of the land described in a deed to **Terry Baker, Trustee of the Paul R. Baker and Anna Mae Baker Revocable Living Trust, Dated June 12, 1999** recorded in official recorded volume 904, page 1048 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 SIX 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**, along the west line of Terry Baker, Trustee of the Paul R. Baker and Anna Mae Baker Revocable Living Trust, Dated June 12, 1999 recorded in official recorded volume 904, page 1048, to a capped pin set.
- 3) **S 88° 09' 43" E 532.51 feet**, along a north line of Baker and passing into the southeast quarter at a distance of 62.48 feet, to a 1-3/4 inch diameter steel pipe found.
- 4) **S 01° 11' 39" E 678.17 feet** to a capped pin found at the northwest corner of Moreland Realty Ltd. as described in official record volume 834, page 2269.
- 5) **S 01° 10' 18" E 467.30 feet**, along the west line of Moreland Realty Ltd., to a steel railroad bolt found on the south line of the quarter section and in Moreland Road.
- 6) **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 14.001 acres and is subject to the easement described in official record volume 357, page 850.

Baker description of 14.001 acres in the Section 3, T-14N, R-13W, Franklin Township,
Wayne County, Ohio

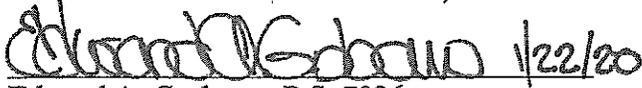
Prior Instrument: official record volume 904, page 1048.

Permanent Parcel #: part of 30-01080.003

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