

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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February 21, 2020

Sprunger_Legal_14.991AC.docx

Grantor(s): Robert K. and Barbara Ann Sprunger, Trustees
15820 Jericho Road
Dalton, OH 44618

BOUNDARY DESCRIPTION

14.991 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northeast quarter of Section 34, T-16N, R-11W.**

Being part of the land described in deeds to Robert K. and Barbara Ann Sprunger, Trustees recorded in official record volume 528, page 2607 and official record volume 528, page 2610 of the Wayne County records.

Described as follows:

Commencing at an iron railroad spike found in the intersection of Mount Eaton Road (State Route 94) and Jericho Road (County Road 80) marking the southwest corner of the northeast quarter of Section 34.

Thence N 02° 55' 49" E 825.00 feet, along the west line of the quarter section and in Mt. Eaton Road, to the southwest corner of Douglas B. and Judith F. Fate as described in deed volume 679, page 184 – witnessed by a capped reference pin set S 87° 00' 04" E 25.00 feet.

Thence S 87° 00' 04" E 454.42 feet, along the south line of Fate and the extension thereof, to a capped pin set at the **Point of Beginning** of the parcel herein described.

Thence with the following SIX courses:

- 1) **S 87° 00' 04" E 1129.01 feet**, along the south line of Ervin J. and Fannie Mae Weaver as described in deed volume 610, page 45, to a capped pin set.
- 2) **S 02° 54' 07" W 825.00 feet**, along a west line of Weaver and the extension thereof, to a point on the south line of the quarter section and in Jericho Road – witnessed by a capped reference pin set N 02° 54' 07" E 30.00 feet and by an iron railroad spike found S 02° 54' 07" W 0.40 feet.
- 3) **N 87° 00' 04" W 565.72 feet**, along the south line of the quarter section and in Jericho Road, to a point – witnessed by a capped reference pin set N 02° 54' 07" E 30.00 feet.
- 4) **N 02° 54' 07" E 461.00 feet** to a capped pin set.

- 5) N 87° 00' 04" W 460.37 feet to a capped pin set – witnessed by a capped reference pin set
S 87° 00' 04" E 17.08 feet.
- 6) N 12° 52' 46" W 378.44 feet to the **Point of Beginning**.

This parcel contains 14.991 acres and is subject to the Driveway Easement described in official record volume ___, page ___.

Prior Instrument: official record volume 528, page 2607 and official record volume 528, page 2610.

Permanent Parcel #: part of 47-00476.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 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 WV, page 609

All bearings are related and common with record survey VV-72.

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 2/21/20

Edward A. Gasbarre, P.S. 7036

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February 21, 2019

Sprunger_Access_Easement.docx

Grantor(s): Robert K. and Barbara Ann Sprunger, Trustees
15820 Jericho Road
Dalton, OH 44618

Thirty-Foot Wide Driveway Easement

The grantor(s) herein grant to the grantee(s), their heirs, successors and assigns, an easement for driveway purposes over the following described strip of land.

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northeast quarter of Section 34, T-16N, R-11W.**

Being part of the land described in deeds to Robert K. and Barbara Ann Sprunger, Trustees recorded in official record volume 528, page 2607 and official record volume 528, page 2610 of the Wayne County records.

Being a strip of land lying between parallel lines located 15 feet off each side of the following described centerline along with any shortening or extensions of those lines required to intersect the property lines.

Described follows:

Commencing at an iron railroad spike found in the intersection of Mount Eaton Road (State Route 94) and Jericho Road (County Road 80) marking the southwest corner of the northeast quarter of Section 34.

Thence S 87° 00' 04" E 1065.21 feet, along the south line of the quarter section and in Jericho Road, to the **Point of Beginning** for the easement herein described.

Thence with the following TWO courses:

- 1) N 02° 59' 56" E 45.00 feet
- 2) N 87° 00' 04" W 41.17 feet to the east line of a 3.431 acre parcel and there terminate.

Prior Instrument: official record volume 528, page 2607 and official record volume 528, page 2610.

Permanent Parcel #: part of 47-00476.000

Page 2
Sprunger 30' Driveway Easement in Section 34, T-16N, R-11W, Sugar Creek 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 February 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 W/W page 609

All bearings are related and common with record survey VV-72.

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 2/21/20

Edward A. Gasbarre, P.S. 7036

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February 21, 2019

Sprunger_Legal_3.431AC.docx

Grantor(s): Robert K. and Barbara Ann Sprunger, Trustees
15820 Jericho Road
Dalton, OH 44618

BOUNDARY DESCRIPTION

3.431 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northeast quarter of Section 34, T-16N, R-11W.**

Being part of the land described in deeds to Robert K. and Barbara Ann Sprunger, Trustees recorded in official record volume 528, page 2607 and official record volume 528, page 2610 of the Wayne County records.

Described as follows:

Commencing at an iron railroad spike found in the intersection of Mount Eaton Road (State Route 94) and Jericho Road (County Road 80) marking the southwest corner of the northeast quarter of Section 34.

Thence S 87° 00' 04" E 868.12 feet, along the south line of the quarter section and in Jericho Road, to the **Point of Beginning** of the parcel herein described – witnessed by a capped reference pin set N 34° 56' 21" W 30.00 feet.

Thence with the following FIVE courses:

- 1) **N 34° 56' 21" W 461.02 feet** to a capped pin set.
- 2) **N 12° 52' 46" W 101.27 feet** to a capped pin set – witnessed by a capped reference pin set S 87° 00' 04" E 17.08 feet.
- 3) **S 87° 00' 04" E 460.37 feet** to a capped pin set.
- 4) **S 02° 54' 07" W 461.00 feet** to a point on the south line of the quarter section and in Jericho Road – witnessed by a capped reference pin set N 02° 54' 07" E 30.00 feet.
- 5) **N 87° 00' 04" W 150.00 feet**, along the south line of the quarter section and in Jericho Road, to the **Point of Beginning**.

This parcel contains 3.431 acres and is benefitted to the Driveway Easement described in official record volume ____, page ____.

Sprunger description of 3.431 acres in Section 34, T-16N, R-11W, Sugar Creek Township,
Wayne County, Ohio

Prior Instrument: official record volume 528, page 2607 and official record volume 528, page 2610.

Permanent Parcel #: part of 47-00476.000

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All bearings are related and common with record survey VV-72.

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February 21, 2020

Sprunger_Legal_11.571AC.docx

Grantor(s): Robert K. and Barbara Ann Sprunger, Trustees
15820 Jericho Road
Dalton, OH 44618

BOUNDARY DESCRIPTION

11.571 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **northeast quarter of Section 34, T-16N, R-11W.**

Being part of the land described in deeds to Robert K. and Barbara Ann Sprunger, Trustees recorded in official record volume 528, page 2607 and official record volume 528, page 2610 of the Wayne County records.

Described as follows:

Beginning at an iron railroad spike found in the intersection of Mount Eaton Road (State Route 94) and Jericho Road (County Road 80) marking the southwest corner of the northeast quarter of Section 34.

Thence with the following FIVE courses:

- 1) **N 02° 55' 49" E 825.00 feet**, along the west line of the quarter section and in Mt. Eaton Road, to the southwest corner of Douglas B. and Judith F. Fate as described in deed volume 679, page 184 – witnessed by a capped reference pin set S 87° 00' 04" E 25.00 feet.
- 2) **S 87° 00' 04" E 454.42 feet**, along the south line of Fate and the extension thereof, to a capped pin set.
- 3) **S 12° 52' 46" E 479.71 feet** to a capped pin set.
- 4) **S 34° 56' 21" E 461.02 feet** to a point on the south line of the quarter section and in Jericho Road – witnessed by a capped reference pin set N 34° 56' 21" W 30.00 feet.
- 5) **N 87° 00' 04" W 868.12 feet**, along the south line of the quarter section and in Jericho Road, to the **Point of Beginning.**

This parcel contains 11.571 acres

Prior Instrument: official record volume 528, page 2607 and official record volume 528, page 2610.

Permanent Parcel #: part of 47-00476.000

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All bearings are related and common with record survey VV-72.

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Edward A. Gasbarre 2/21/20

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