

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

March 18, 2020

Kelly_Legal_1.422AC.docx

Grantor(s): Jeff Kelly

Grantee(s):

Boundary Description
1.422 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wayne** in the **southwest quarter of Section 5, T-16N, R-13W.**

Being part of the land described in a deed to **Jeff Kelly** recorded in official record volume 901, page 5906 of the Wayne County records.

Described as follows:

Commencing at a stone monument found in Jentes Road (Township Road 229) marking the southwest corner of Section 5.

Thence N 01° 04' 35" E 802.56 feet, along the west line of the quarter section, to a capped pin set at the southwest corner of Jamie S. and Jody A. Snyder as described in deed volume 567, page 322.

Thence N 89° 56' 53" E 201.53 feet, along the south line of Snyder, to a capped pin set at the **Point of Beginning** for the parcel herein described

Thence with the following SEVEN courses:

- 1) **N 89° 56' 53" E 289.91 feet**, along the south line of Snyder, to a point in Burbank Road (State Route 83) at the northwest corner of Russell D. Bachman as described in deed volume 685, page 755 – witnessed by a capped reference pin set S 89° 56' 53" W 39.57 feet.
- 2) **S 24° 20' 24" E 150.00 feet**, along the westerly line of Bachman and in Burbank Road, to a point – witnessed by a capped reference pin set S 67° 39' 20" W 36.58 feet.
- 3) **S 67° 39' 20" W 270.12 feet** to a capped pin set on the south line of Jeff Kelley as described in official record volume 901, page 5906.
- 4) **S 89° 59' 30" W 59.30 feet**, along the south line of Kelly, to a capped pin set.
- 5) **N 21° 59' 01" W 117.54 feet** to a capped pin set.

Kelly description of 1.422 acres in Section 5, T-16N, R-13W, Wayne Twp.,
Wayne County, Ohio

6) N 68° 08' 44" E 50.00 feet to a capped pin set.

7) N 21° 59' 01" W 120.24 feet to the **Point of Beginning**.

This parcel contains 1.422 Acres.

Prior Instrument: official record volume 901, page 5906.

Permanent Parcel #: 53-01362.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in March 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 WWJ page 1637.

All bearings are related and based on the south line of the quarter section according to record survey HH-494.

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 3/18/20

Edward A. Gasbarre, P.S. 7036

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March 18, 2020

Flinn_Legal_0.349AC.docx

Grantor(s): Jeff Kelly

Grantee(s): Corey D. and Stacy L. Flinn

Boundary Description
0.349 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wayne** in the **southwest quarter of Section 5, T-16N, R-13W.**

Being part of the land described in a deed to **Jeff Kelly** recorded in official record volume 901, page 5906 of the Wayne County records.

Described as follows:

Commencing at a stone monument found in Jentes Road (Township Road 229) marking the southwest corner of Section 5.

Thence N 01° 04' 35" E 802.56 feet, along the west line of the quarter section, to a capped pin set at the southwest corner of Jamie S. and Jody A. Snyder as described in deed volume 567, page 322.

Thence N 89° 56' 53" E 491.44 feet, along the south line of Snyder, to a point in Burbank Road (State Route 83) at the northwest corner of Russell D. Bachman as described in deed volume 685, page 755 – witnessed by a capped reference pin set S 89° 56' 53" W 39.57 feet.

Thence S 24° 20' 24" E 150.00 feet, along the westerly line of Bachman and in Burbank Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 67° 39' 20" W 36.58 feet.

Thence with the following **THREE** courses:

- 1) **S 24° 20' 24" E 112.66 feet**, along the westerly line of Bachman and in Burbank Road, to the southeast corner of Jeff Kelley as described in official record volume 901, page 5906.
- 2) **S 89° 59' 30" W 296.27 feet**, along the south line of Kelley, to a capped pin set.
- 3) **N 67° 39' 20" E 270.12 feet** to the **Point of Beginning**.

This parcel contains 0.349 Acres.

Prior Instrument: official record volume 901, page 5906.

Permanent Parcel #: part of 53-01362.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in March 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 ~~Wx1~~ page ~~637~~.

All bearings are related and based on the south line of the quarter section according to record survey HH-494.

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 3/18/20

Edward A. Gasbarre, P.S. 7036

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March 18, 2020

Flinn_Legal_1.237AC.docx

Grantor(s): Jeff Kelly

Grantee(s): Corey D. and Stacy L. Flinn

Boundary Description
1.237 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wayne** in the **southwest quarter of Section 5, T-16N, R-13W.**

Being part of the land described in a deed to **Jeff Kelly** recorded in official record volume 901, page 5906 of the Wayne County records.

Described as follows:

Commencing at a stone monument found in Jentes Road (Township Road 229) marking the southwest corner of Section 5.

Thence N 01° 04' 35" E 563.56 feet, along the west line of the quarter section, to the **Point of Beginning** for the parcel herein described.

Thence with the following SIX courses:

- 1) N 01° 04' 35" E 239.00 feet, along the west line of the quarter section, to a capped pin set at the southwest corner of Jamie S. and Jody A. Snyder as described in deed volume 567, page 322.
- 2) N 89° 56' 53" E 201.53 feet, along the south line of Snyder, to a capped pin set.
- 3) S 21° 59' 01" E 120.24 feet to a capped pin set on the south line of Jeff Kelley as described in official record volume 901, page 5906.
- 4) S 68° 08' 44" W 50.00 feet, along the south line of Kelley, to a capped pin set.
- 5) S 21° 59' 01" E 117.54 feet to a capped pin set on the north line of Corey D. and Stacy L. Flinn as described in official record volume 819, page 2416.
- 6) S 89° 59' 30" W 248.62 feet, along the north line of Flinn, to the **Point of Beginning**.

This parcel contains 1.237 acres and has no frontage on any public way.

Prior Instrument: official record volume 901, page 5906.

Permanent Parcel #: part of 53-01362.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in March 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 637.

All bearings are related and based on the south line of the quarter section according to record survey HH-494.

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 3/18/20

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March 18, 2020

Flinn_Legal_10.044AC.docx

Grantor(s): Corey D. and Stacy L. Flinn

Grantee(s):

Boundary Description
10.044 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wayne** in the **southwest quarter of Section 5, T-16N, R-13W.**

Being all of the land described in deeds to **Corey D. and Stacy L. Flinn** recorded in official record volume 819, page 2416 and official record volume ___, page ___ of Wayne County records.

Described as follows:

Commencing at a stone monument found in Jentes Road (Township Road 229) marking the southwest corner of Section 5.

Thence N 01° 04' 35" E 200.00 feet, along the west line of the quarter section, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following ELEVEN courses:

- 1) **N 01° 04' 35" E 602.56 feet**, along the west line of the quarter section, to a capped pin set at the southwest corner of Jamie S. and Judy A. Snyder as described in deed volume 567, page 322.
- 2) **N 89° 56' 53" E 201.53 feet**, along the south line of Snyder, to a capped pin set at the northwesterly corner of a 1.422 acre parcel.

The following five courses (courses 3 through 7) follow the lines of the 1.422 acre parcel.

- 3) **S 21° 59' 01" E 120.24 feet** to a capped pin set.
- 4) **S 68° 08' 44" W 50.00 feet** to a capped pin set.
- 5) **S 21° 59' 01" E 117.54 feet** to a capped pin set.
- 6) **N 89° 59' 30" E 59.30 feet** to a capped pin set.

Flinn description of 10.044 acres in Section 5, T-16N, R-13W, Wayne Twp.,
Wayne County, Ohio

- 7) N 67° 39' 20" E 270.12 feet to a point in Burbank Road (State Route 83) on the westerly line of Russell D. Bachman as described in deed volume 685, page 755 – witnessed by a capped reference pin set S 67° 39' 20" W 36.58 feet.
- 8) S 24° 20' 24" E 739.55 feet, in Burbank Road, along the westerly line of Bachman and the extension thereof, to a point in the intersection of Jentes Road on the south line of the quarter section – witnessed by a capped reference pin set N 65° 03' 41" W 44.32 feet.
- 9) N 89° 30' 00" W 623.18 feet, along the south line of the quarter section and in Jentes Road, to the southeast corner of Scott A. and Darcy G. Becker as described in official record volume 655, page 1452 – witnessed by a capped reference pin marked "Rudolph 6449" found N 01° 26' 24" E 25.09 feet.
- 10) N 01° 26' 24" E 200.07 feet, along the east line of Becker, to a 5/8 inch diameter iron pin found.
- 11) N 89° 30' 40" W 251.27 feet, along the north line of Becker, to the **Point of Beginning**.

This parcel contains 10.044 Acres and is subject to the driveway easement described in official record volume 655, page 1452.

Prior Instrument: official record volume 819, page 2416 and official record volume ____, page ____.

Permanent Parcel #: 53-00056.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in March 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 637.

All bearings are related and based on the south line of the quarter section according to record survey HH-494.

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

