

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 11, 2020

YPI_Legal_0.417Ac.docx

Grantor(s): Miriam C. Miller
7373 Frease Road
Fredericksburg, OH 44627

Grantee(s): YPI, LLC

Boundary Description
0.417 Acres

Situated in the State of Ohio, County of Wayne, Township of Salt Creek in the northwest quarter of Section 21, T-15N, R-12W.

Being part of the land described in a deed to **Miriam C. Miller** recorded in official record volume 686, page 1665 of the Wayne County records.

Described as follows:

Commencing at a 5/8 by 3/4 inch steel bar found in the intersection of Apple Creek Road (Township Road 44) and Frease Road (Township Road 340) marking the northwest corner of Section 21.

Thence N 89° 40' 09" E 350.00 feet, along the north line of the quarter section and in Frease Road, to the northwest corner of Miriam C. Miller as described in official record volume 686, page 1665, the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) N 89° 40' 09" E 129.70 feet, along the north line of the quarter section and in Frease Road, to a point – witnessed by a capped reference pin set S 00° 25' 40" W 30.00 feet.
- 2) S 00° 25' 40" W 140.00 feet to a capped pin set on the south line of Miller.
- 3) S 89° 40' 09" W 129.70 feet, along the south line of Miller, to a capped pin found.
- 4) N 00° 25' 40" E 140.00 feet, along the west line of Miller, to the **Point of Beginning**.

This parcel contains 0.417 acres.

Prior Instrument: official record volume 686, page 1665.

Permanent Parcel #: part of 45-00641.003

YPI, LLC description of 0.417 acres in Section 21, T-15N, R-12W, Salt Creek Twp.,
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 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 ____, page ____.

All bearings are related and common with record survey volume UU-472.

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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March 11, 2020

YPI_Legal_2.506Ac.docx

Grantor(s): YPI, LLC

Grantee(s):

Boundary Description
2.506 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northwest quarter of Section 21, T-15N, R-12W.**

Being all of the lands described in deeds to **YPI, LLC** recorded in official record volume 874, page 561 and official record volume ___, page ___ of the Wayne County records.

Described as follows:

Beginning at a 5/8 by 3/4 inch steel bar found in the intersection of Apple Creek Road (Township Road 44) and Frease Road (Township Road 340) marking the northwest corner of Section 21.

Thence with the following SIX courses:

- 1) **N 89° 40' 09" E 479.70 feet**, along the north line of the quarter section and in Frease Road, to the northeast corner of YPI, LLC as described in official record volume ___, page ___ – witnessed by a capped reference pin set **S 00° 25' 40" W 30.00 feet**.
- 2) **S 00° 25' 40" W 140.00 feet**, along the east line of YPI, LLC, to a capped pin set.
- 3) **S 89° 40' 09" W 129.70 feet**, along the south line of YPI, LLC, to a capped pin found.
- 4) **S 00° 25' 40" W 120.00 feet**, along an east line of YPI, LLC as recorded in official record volume 874, page 561, to a capped pin found.
- 5) **S 89° 40' 09" W 350.00 feet**, along a south line of YPI, LLC, to a point on the west line of the quarter section and in Apple Creek Road – witnessed by a capped reference pin found **N 89° 40' 09" E 20.00 feet**.
- 6) **N 00° 25' 40" E 260.00 feet**, along the west line of the quarter section and in Apple Creek Road, to the **Point of Beginning**.

This parcel contains 2.506 acres.

Prior Instrument: official record volume 874, page 561 and official record volume ___, page ___.

YPI, LLC description of 2.506 acres in Section 21, T-15N, R-12W, Salt Creek Twp.,
Wayne County, Ohio

Permanent Parcel #: 45-00641.001

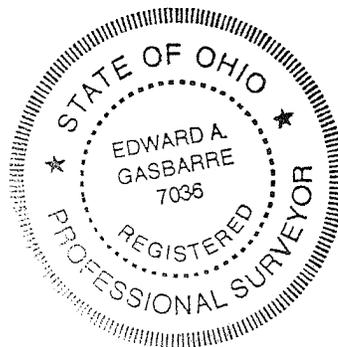
This description was prepared by, Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in March 2020, on behalf of R.W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume ____, page ____.

All bearings are related and common with record survey volume UU-472.

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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March 11, 2020

YPI_Legal_1.458Ac.docx

Grantor(s): Miriam C. Miller
7373 Frease Road
Fredericksburg, OH 44627

Grantee(s):

Boundary Description
1.458 Acres

Situated in the State of Ohio, County of Wayne, Township of Salt Creek in the northwest quarter of Section 21, T-15N, R-12W.

Being part of the land described in a deed to Miriam C. Miller recorded in official record volume 686, page 1665 of the Wayne County records.

Described as follows:

Commencing at a 5/8 by 3/4 inch steel bar found in the intersection of Apple Creek Road (Township Road 44) and Frease Road (Township Road 340) marking the northwest corner of Section 21.

Thence N 89° 40' 09" E 479.70 feet, along the north line of the quarter section and in Frease Road, to the northeast corner of a 2.506 acre parcel, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 00° 25' 40" W 30.00 feet

Thence with the following FOUR courses:

- 1) N 89° 40' 09" E 453.81 feet, along the north line of the quarter section and in Frease Road, to the northeast corner of Miriam C. Miller as described in official record volume 686, page 1665 – witnessed by a capped reference pin marked "Rudolph 6449" found S 00° 25' 40" W 30.00 feet.
- 2) S 00° 25' 40" W 140.00 feet, along the east line of Miller, to a capped pin marked "Rudolph 6449" found.
- 3) S 89° 40' 09" W 453.81 feet, along the south line of Miller, to a capped pin set at the southeast corner of the said 2.506 acre parcel.
- 4) N 00° 25' 40" E 140.00 feet, along the east line of the 2.506 acre parcel, to the **Point of Beginning**.