

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

April 6, 2020

Coblentz_Legal_4.167AC.docx

Grantor(s): Mark J. and Deborah L. Coblentz
12268 Church Road
Orrville, OH 44667

Grantee(s):

Boundary Description
4.167 Acres

Situated in the State of Ohio, County of Wayne, Township of Baughman in the northwest quarter of Section 31, T-17N, R-11W.

Being part of the land described in a deed to Mark J. and Deborah L. Coblentz recorded in official record volume 840, page 1434 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter iron pin found in the intersection of Wayne Street and Church Road (County Road 7) marking the southeast corner of the northwest quarter of Section 31.

Thence S 88° 52' 54" W 1426.50 feet, along the south line of the quarter section and in Church Road, to a point on the east line of Mark J. and Deborah L. Coblentz as described in official record volume 840, page 1434.

Thence N 00° 30' 35" W 860.10 feet, along the east line of Coblentz, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) S 88° 31' 19" W 385.27 feet to a capped pin set on the east line of David M. and Marilyn J. Link as described in deed volume 627, page 512.
- 2) N 00° 35' 56" W 471.21 feet, along the east line of Link, to a 5/8 inch diameter iron pin found on the south line of 1897 Berry LLC as described in official record volume 698, page 2561.
- 3) N 88° 31' 19" E 385.32 feet, along the south line of 1897 Berry LLC, to a 5/8 inch diameter iron pin found on the east line of said Coblentz.
- 4) S 00° 30' 35" E 471.21 feet, along the east line of Coblentz, to the **Point of Beginning**.

This parcel contains 4.167 Acres and has no frontage on any public way.

Prior Instrument: official record volume 840, page 1434.

Permanent Parcel #: part of 04-00802.001

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in April 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 655.

All bearings are related and based on the south line of the northwest quarter of Section 31 according to record survey GG-31.

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 4/06/20

Edward A. Gasbarre, P.S. 7036

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April 6, 2020

Yeagley_Legal_11.724AC.docx

Grantor(s): Albert W. and Carol S. Yeagley, Trustees
12356 Church Road
Orrville, OH 44667

Grantee(s):

Boundary Description
11.724 Acres

Situated in the State of Ohio, County of Wayne, **Township of Baughman** in the northwest and southwest quarters of Section 31, T-17N, R-11W.

Being all of the land described in deeds to **Albert W. Yeagley and Carol S. Yeagley, Co-Trustees of the Yeagley Family Revocable Trust, dated November 22, 2010** recorded in official record volume 888, page 264 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter iron pin found in the intersection of Wayne Street and Church Road (County Road 7) marking the southeast corner of the southwest quarter of Section 31.

Thence S 88° 52' 54" W 1331.46 feet, along the north line of the quarter section and in Church Road, to a point on the west line of Nicholas C. and Lisa M. Yeagley as described in official record volume 903, page 962.

Thence S 00° 31' 43" E 17.52 feet, along the west line of Yeagley, to a point on the north line of Nevin C. and Kathleen E. Nussbaum as described in official record volume 857, page 1489, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin marked "Purdy 7307" found N 00° 31' 43" W 29.65 feet.

Thence with the following ELEVEN courses:

- 1) **S 87° 59' 40" W 295.13 feet**, in Church Road, along the north line of Nussbaum and the extension thereof, to a 3/4 inch diameter iron pin found at the southeast corner of Mark J. and Deborah L. Coblentz as described in official record volume 840, page 1434– witnessed by a 5/8 inch diameter iron reference pin found N 00° 30' 35" W 21.87 feet.
- 2) **N 00° 30' 35" W 882.19 feet**, along the east line of Coblentz and passing into the northwest quarter of Section 31 at a distance of 22.09 feet, to a capped pin set.

Yeagley description of 11.724 acres in Section 31, T-17N, R-11W, Baughman Twp.,
Wayne County, Ohio

- 3) S 88° 31' 19" W 385.27 feet to a capped pin set on the east line of said David M. and Marilyn J. Link as described in deed volume 627, page 512.
- 4) N 00° 30' 56" W 471.21 feet, along the east line of Link, to a 5/8 inch diameter iron pin found on the south line of 1897 Berry, LLC as described in official record volume 698, page 2561.
- 5) N 88° 31' 19" E 385.32 feet, along a south line of 1897 Berry LLC, to a 5/8 inch diameter iron pin found.
- 6) N 88° 34' 25" E 151.75 feet, along a south line of 1897 Berry LLC, to a capped pin marked "Purdy 7307" found at the northwest corner of said Nicholas C. and Lisa M. Yeagley.

The following five courses (courses 7 through 11) follow the lines of Yeagley.

- 7) S 00° 16' 34" W 344.74 feet to a capped pin marked "Purdy 7307" found.
- 8) S 87° 34' 34" W 47.18 feet to a capped pin set.
- 9) S 00° 29' 56" E 99.91 feet to a 5/8 inch diameter iron pin found.
- 10) N 87° 43' 20" E 195.00 feet to a capped pin marked "Purdy 7307" found.
- 11) S 00° 31' 43" E 907.95 feet to the Point of Beginning.

This parcel contains 11.724 Acres; of which 0.134 acres lie in the southwest quarter and 11.589 acres lie in the northwest quarter of Section 31.

**Prior Instrument: official record volume 888, page 264 and official record volume ___, page ___.
Permanent Parcel #: 04-00806.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in April 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 WN, page 655.
All bearings are related and based on the south line of the northwest quarter of Section 31 according to record survey GG-31.

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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