

March 2, 2020

Yoder_Legal_10.590AC.docx

**Grantor(s): Marcus A. Hershberger
John D. Yoder**

**BOUNDARY DESCRIPTION
10.590 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northwest quarter of Section 34 and northeast quarter of Section 33, T-15N, R-13W.**

Being part of the land described in a deed to Marcus A. Hershberger and John D. Yoder recorded in official record volume 897, page 5989 of the Wayne County records.

Described as follows:

Commencing at an iron axle found in Messner Road (Township Road 49) marking the southeast corner of the northeast quarter of Section 33 – witnessed by a capped reference pin found N 00° 10' 38" W 30.00 feet.

Thence N 00° 10' 38" W 1372.99 feet, along the east line of the quarter section, to a point on a north line of McKenzie L. Mullet as described in official record volume 898, page 11.

Thence N 72° 25' 44" W 35.29 feet, along a north line of Mullet, to a capped pin found at the **Point of Beginning** for the parcel herein described.

Thence with the following TWELVE courses:

- 1) **N 79° 00' 14" W 195.52 feet**, along a northeasterly line of Mullet, to a capped pin found.
- 2) **N 16° 25' 15" W 230.65 feet**, along a northeasterly line of Mullet, to a capped pin found on a southeasterly line of State of Ohio as described in deed volume 662, page 579.
- 3) **N 56° 51' 26" E 145.46 feet**, along a southeasterly line of State of Ohio, to a capped pin found.
- 4) **N 40° 09' 29" E 104.40 feet**, along a southeasterly line of State of Ohio, to a capped pin found.
- 5) **N 33° 08' 34" W 30.00 feet**, along a northeasterly line of State of Ohio, to a point on the centerline of Millersburg Road (State Route 83).

March 2, 2020

Yoder_Legal_10.898AC.docx

**Grantor(s): Marcus A. Hershberger
John D. Yoder**

Grantee(s):

**BOUNDARY DESCRIPTION
10.898 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northwest quarter of Section 34, T-15N, R-13W.**

Being part of the land described in a deed to Marcus A. Hershberger and John D. Yoder recorded in official record volume 897, page 5989 of the Wayne County records.

Described as follows:

Commencing at an iron axle found in Messner Road (Township Road 49) marking the southwest corner of the northwest quarter of Section 34 – witnessed by a capped reference pin found N 00° 10' 38" W 30.00 feet.

Thence N 00° 10' 38" W 1372.99 feet, along the west line of the quarter section, to a point on a north line of McKenzie L. Mullet as described in official record volume 898, page 11.

Thence S 72° 25' 44" E 490.09 feet, along a north line of Mullet and the extension thereof, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following EIGHT courses:

- 1) **N 28° 01' 23" E 542.27 feet** to a capped pin set.
- 2) **N 61° 58' 37" W 538.36 feet** to a capped pin set.
- 3) **S 53° 34' 09" W 120.69 feet** to a capped pin set.
- 4) **N 61° 58' 37" W 112.00 feet** to a point on the centerline of Millersburg Road (State Route 83) and on a southeasterly line of Dawson G. and Judy J. Alsdorf, Trustees as described in official record volume 893, page 1204 – witnessed by a capped reference pin set S 61° 58' 37" E 37.80 feet.

March 2, 2020

Yoder_Driveway_Easement.docx

**Grantor(s): Marcus A. Hershberger
John D. Yoder**

Grantee(s):

30 Foot Wide Driveway Easement Description

The grantors herein also grant to the grantees, 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 **northwest quarter of Section 34 and northeast quarter of Section 33, T-15N, R-13W.**

Being part of the land described in a deed to Marcus A. Hershberger and John D. Yoder recorded in official record volume 897, page 5989 of the Wayne County records.

Being a strip of land lying between parallel lines, located 30 feet south of the following described north side along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

Commencing at the northeast corner of the northeast quarter of Section 33 – witnessed by a 3/4 inch diameter iron reference pipe found S 00° 10' 38" E 30.00 feet.

Thence S 00° 10' 38" E 746.61 feet, along the east line of the quarter section, to a point on the centerline of Millersburg Road (State Route 83).

Thence S 56° 51' 26" W 11.66 feet, along the centerline of Millersburg Road, to the **Point of Beginning** for the easement herein described - witnessed by a capped reference pin set S 32° 23' 39" E 46.33 feet.

Thence with the following THREE courses:

- 1) **S 32° 23' 39" E 118.57 feet**, passing into the northwest quarter of Section 34 at a distance of 18.35 feet, to a capped pin set.
- 2) **S 48° 17' 20" E 193.37 feet** to a capped pin set.

Yoder 30' Driveway Easement in Section 33 & 34, T-15N, R-13W, Franklin Twp.,
Wayne County, Ohio

- 3) S 70° 42' 29" E 452.11 feet to a capped pin set on a northwesterly line of a 10.898 acre parcel and there **Terminate**

Prior Instrument: Official record volume 897, page 5989.

Permanent Parcel #: part of 30-01107.000

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 W/W page 1010

All bearings are related and common with record survey WW-411.

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 3/02/20

Edward A. Gasbarre, P.S. 7036

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