

R.W.

GASBARRE & Associates, Inc.

Professional Land Surveyors

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April 6, 2020

Charlton_Legal_2.169AC.docx

Grantor(s): Bennett K. and J. Lorraine Charlton
16800 Church Road
Dalton, OH 44618

Grantee(s):

Boundary Description
2.169 Acres

Situated in the State of Ohio, County of Wayne, Township of **Baughman** in the **northeast quarter of Section 34 and the northwest quarter of Section 35, T-17N, R-11W.**

Being part of the land described in a deed to **Bennet K. and J. Lorraine Charlton** recorded in deed volume 703, page 299 of the Wayne County records.

Described as follows:

Commencing at a 1-1/2 inch diameter iron pin found marking the southeast corner of the northeast quarter of Section 34.

Thence N 01° 19' 08" E 1202.01 feet, along the east line of the quarter section, to a Mag Spike set in Church Road (County Road 7), the **Point of Beginning** for the parcel herein described.

Thence with the following SEVEN courses:

- 1) N 75° 13' 44" W 118.75 feet, in Church Road, to a point on the east line of Gerald Geiser as described in official record volume 335, page 237 and official record volume 875, page 150 – witnessed by a capped reference pin set N 01° 19' 08" E 22.67 feet and by a cotton gin spike found S 75° 13' 44" E 0.24 feet.
- 2) N 01° 19' 08" E 328.72 feet, along and east line of Geiser, to a capped pin set.
- 3) S 85° 01' 47" E 306.91 feet, passing into the northwest quarter of Section 35 at a distance of 115.73 feet, to a capped pin set.
- 4) S 07° 04' 20" W 181.96 feet to a capped pin set.
- 5) N 71° 57' 38" W 40.35 feet to a capped pin set.
- 6) S 04° 34' 13" W 190.99 feet to a point in Church Road – witnessed by a capped reference pin set N 04° 34' 13" E 26.00 feet.

Charlton description of 2.169 acres in Section 34 & 35, T-17N, R-11W, Baughman Twp.,
Wayne County, Ohio

7) N 77° 57' 23" W 125.26 feet, in Church Road, to the **Point of Beginning**.

This parcel contains 2.169 Acres; of which 0.898 acres lie in the northeast quarter of Section 34 and 1.271 acres lie in the northwest quarter of Section 35.

Prior Instrument: deed volume 703, page 299.

Permanent Parcel #: part of 01-00012.000 and part of 01-00013.000

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 WV page 722.

All bearings are related and based on the west line according to record survey QQ-889.

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.

 4/06/20

Edward A. Gasbarre, P.S. 7036

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