

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.

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July 15, 2020

Grantor(s): **Wayne H. Jr. and Clara A. Miller**
2548 Kidron Road
Orrville, OH 44667

Grantee(s):

Boundary Description
0.076 Acres

Situated in the State of Ohio, County of Wayne, Township of Sugar Creek in the northwest quarter of Section 20, T-16N, R-11W.

Being part of the land described in a deed to **Wayne H. Jr. and Clara A. Miller** recorded in official record volume 771, page 911 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in the intersection of Kidron Road (County Road 52) and Nussbaum Road (Township Road 237) marking the southwest corner of the northwest quarter of Section 20.

Thence N 03° 00' 00" E 1582.74 feet, along the west line of the quarter section and in Kidron Road, to the southwest corner of OFP Kidron Holdings, LLC as described in official record volume 696, page 1115 – witnessed by a capped reference pin marked "Rudolph 6449" found S 87° 00' 00" E 30.00 feet.

Thence 87° 00' 00" E 584.19 feet, along the south line of OFP Kidron Holdings, LLC, to a capped pin marked "Rudolph" found.

Thence N 03° 00' 00" E 447.84 feet, along the east line of OFP Kidron Holdings, LLC, to a capped pin marked "Rudolph" found at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) S 87° 20' 00" W 119.00 feet, along a north line of OFP Kidron Holdings, LLC, to a capped pin marked "Rudolph" found.
- 2) N 02° 40' 00" W 27.43 feet, along an east line of OFP Kidron Holdings, LLC, to a 5/8 inch diameter steel pin found.
- 3) N 87° 20' 00" E 121.72 feet to a capped pin set.

4) S 03° 00' 00" W 27.56 feet to the Point of Beginning.

This parcel contains 0.076 acres and has no frontage on any public way.

Prior Instrument: official record volume 771, page 911.

Permanent Parcel #: part of 47-01812.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in July 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 735.

All bearings are related and common with record survey UU-510.

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.


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July 15, 2020

Grantor(s): **OFP Kidron Holdings, LLC**
2600 Kidron Road
Orrville, OH 44667

Grantee(s):

Boundary Description
5.968 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the northwest quarter of **Section 20, T-16N, R-11W.**

Being part of the land described in a deed to **OFP Kidron Holdings, LLC** recorded in official record volume 696, page 1115 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in the intersection of Kidron Road (County Road 52) and Nussbaum Road (Township Road 237) marking the southwest corner of the northwest quarter of Section 20.

Thence N 03° 00' 00" E 1582.74 feet, along the west line of the quarter section and in Kidron Road, to the southwest corner of OFP Kidron Holdings, LLC as described in official record volume 696, page 1115, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin marked "Rudolph 6449" found S 87° 00' 00" E 30.00 feet.

Thence with the following SEVEN courses:

- 1) N 03° 00' 00" E 412.00 feet, along the west line of the quarter section and in Kidron Road, to a point – witnessed by a capped reference pin marked "Rudolph" found S 87° 00' 00" E 50.00 feet.
- 2) S 87° 00' 00" E 50.00 feet, along a south line of Wayne H. Jr. and Clara A. Miller as described in official record volume 771, page 911, to a capped pin marked "Rudolph" found.
- 3) N 81° 32' 04" E 134.86 feet, along a south line of Miller, to a capped pin marked "Rudolph" found.
- 4) S 87° 00' 00" E 33.21 feet, along a south line of Miller, to a point.

OFP Kidron description of 5.968 acres in Section 20, T-16N, R-11W, Sugar Creek Twp.,
Wayne County, Ohio

- 5) N 87° 20' 00" E 370.62 feet, along a south line of Miller and the extension thereof, to a capped pin set.
- 6) S 03° 00' 00" W 475.40 feet, in part along a west line of Miller and the extension thereof, to a capped pin marked "Rudolph" found at a corner of Susan R. Hochstetler as described in official record volume 705, page 217.
- 7) N 87° 00' 00" W 584.19 feet, along a north line of Hochstetler, to the **Point of Beginning**.

This parcel contains 5.968 acres and is subject to the Access Easement described in official record volume 692, page 2221.

Prior Instrument: official record volume 696, page 1115 and official record volume ___ page ___.

Permanent Parcel #: all of 47-01812.002

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in July 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 735

All bearings are related and common with record survey UU-510.

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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