

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

July 29, 2020

Railroad_Legal_6.647Ac.doc

Grantee(s): **Leonard R. Battig**
Marilyn J. Love
c/o Reynolds Law Office
441 W. Liberty St.
Wooster, Ohio 44691

Boundary Description
6.647 Acres

Real Estate Situated in the State of Ohio, County of Wayne, **Township of Congress** in the **northwest and southwest quarters of Section 11, T-21N, R-14W**

Being all of the land described in deeds to **Lake Erie, Wooster and Muskingum Valley Railroad** recorded in deed volume 116 page 670, deed volume 116, page 671 and deed volume 120, page 428 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pin found in the intersection of Britton Road (Township Road 178) and Overton Road (Township Road 186) marking the northeast corner of the northwest quarter of Section 11.

Thence N 89° 42' 50" W 37.03 feet, along the north line of the quarter section and in Britton Road, to the northeast corner of Lake Erie, Wooster and Muskingum Valley Railroad as described in deed volume 116 page 670, deed volume 116, page 671 and deed volume 120, page 428, the **Point of Beginning** for the parcel herein described - witnessed by a capped reference pin set S 12° 07' 35" W 25.21 feet.

Thence with the following EIGHT courses, all of which follow the lines of said railroad:

- 1) S 12° 07' 35" W 2072.89 feet, along the east line of the railroad, to a capped pin set at a point of curvature.
- 2) **Southwesterly**, with the arc of a curve to the left, a distance of 528.17 feet to a capped pin set at a point of tangency.
The aforementioned curve has the following properties:
Central Angle = 10° 42' 46"
Radius = 2824.82 feet
Chord Bearing = S 06° 46' 11" W
Chord distance = 527.40 feet

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July 29, 2010

Battig_Legal_93.394Ac.doc

Grantor(s): **Leonard R. Battig**
Marilyn J. Love
c/o Reynolds Law Office
441 W. Liberty St.
Wooster, Ohio 44691

Boundary Description

83.394 Acres

Real Estate Situated in the State of Ohio, County of Wayne, **Township of Congress** in the **northwest and southwest quarters of Section 11, T-21N, R-14W**

Being all of the land described in deeds to **Leonard R. Battig and Marilyn J. Love** recorded in official record volume 674, page 2368, official record volume 677, page 318 and official record volume ___, page ___ of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pin found in the intersection of Britton Road (Township Road 178) and Overton Road (Township Road 186) marking the northeast corner of the northwest quarter of Section 11.

Thence N 89° 42' 50" W 37.03 feet, along the north line of the quarter section and in Britton Road, to the northwest corner of Paul B.W. Swartz as described in official record volume 475, page 1684, the **Point of Beginning** for the parcel herein described - witnessed by a capped reference pin set S 12° 07' 35" W 25.21 feet.

Thence with the following TWENTY courses:

- 1) S 12° 07' 35" W 726.66 feet, along the west line of Swartz, to a 1-1/4 inch diameter steel pipe found at the southwest corner thereof.
- 2) N 89° 56' 14" E 228.53 feet, along the south line of Swartz, to a 1 inch diameter steel pipe found in Overton Road on the east line of the quarter section – witnessed by a capped reference pin set S 89° 56' 14" W 16.08 feet.
- 3) S 03° 07' 55" E 1646.84 feet, along the east line of the quarter section and in Overton Road, to the northeast corner of Phillip N. and Bonnie L. Krueger as described in official record volume 715, pages 2631 and 2634 – witnessed by a capped reference pin set N 83° 33' 58" W 28.32 feet.
- 4) N 83° 33' 58" W 251.85 feet, along the north line of Krueger, to a capped pin found.

Battig description of 83.394 acres in Section 11, Congress Twp., Wayne County, Ohio

- 5) **S 02° 29' 26" W 563.97 feet**, along the westerly line of Krueger and passing into the southwest quarter at a distance of 332.26 feet, to a capped pin set.
- 6) **S 15° 16' 19" E 100.84 feet**, along the westerly line of Krueger, to a 3/4 inch diameter steel pipe found at the northwest corner of Kyle T. Painter as described in official record volume 772, page 2517.
- 7) **S 03° 20' 25" E 141.36 feet**, along the west line of Painter, to a 3/4 inch diameter steel pipe found at the southwest corner thereof.
- 8) **S 86° 50' 00" E 285.47 feet**, along the south line of Painter, to a point on the east line of the quarter section and in Overton Road - witnessed by a capped reference pin set N 86° 50' 00" W 11.92 feet and a one inch diameter steel pipe found S 86° 50' 00" E 2.29 feet.
- 9) **S 03° 21' 06" E 426.40 feet**, along the east line of the quarter section and in Overton Road, to the northeast corner of Charles W. and Patricia C. Hall as described in deed volume 720, page 658 – witnessed by a capped reference pin marked "Rudolph" found N 89° 59' 39" W 29.85 feet.
- 10) **N 89° 59' 39" W 490.67 feet**, along the north line of Hall, to a capped pin marked "Rudolph" found.
- 11) **N 89° 46' 07" W 1194.45 feet**, along the north line of Haley Farms, Ltd. as described in official record volume 336, page 1491 and official record volume 806, page 1374, to a point in the present day channel of the Killbuck Creek – witnessed by a capped reference pin set S 89° 46' 07" E 37.59 feet.
- 12) **N 14° 53' 16" E 941.31 feet**, more or less with the middle of the present day channel of the Killbuck Creek and along the east line of Haley Farms Ltd., as described in official record volume 336, page 1491, to a point on the north line of the quarter section – witnessed by a capped reference pin set S 89° 49' 56" E 31.47 feet.
- 13) **N 14° 04' 09" E 1292.40 feet**, into the northwest quarter, more or less with the middle of the present day channel of the Killbuck Creek and along the east line of Haley Farms, Ltd, to a point.
- 14) **S 89° 41' 35" E 56.27 feet**, along a south line of Haley Farms Ltd., to a 1-1/2 inch diameter steel pin found in the old channel of the Killbuck Creek.

The next four courses, courses 15 through 18, follow along the east line of Haley Farms Ltd. and the old channel of the Killbuck Creek.

- 15) **N 24° 00' 55" E 118.83 feet** to a one inch square bar found.
- 16) **N 29° 26' 25" E 269.21 feet** to a one inch square bar found.

Battig description of 83.394 acres in Section 11, Congress Twp., Wayne County, Ohio

- 17) N 08° 03' 08" E 72.00 feet to a one inch square bar found.
- 18) N 57° 52' 54" W 133.98 feet to a point in the present day channel of the Killbuck Creek – witnessed by a capped reference pin set S 57° 52' 54" E 44.14 feet.
- 19) N 14° 55' 23" E 950.83 feet, more or less with the middle of the present day channel of the Killbuck Creek and along an east line of Haley Farm Ltd., to a point on the north line of the quarter section and in Britton Road – witnessed by reference magnails set S 74° 35' 18" W 59.67 feet and S 72° 36' 41" E 50.69 feet.
- 20) S 89° 42' 50" E 514.83 feet, along the north line of the quarter section and in Britton Road, to the **Point of Beginning**.

This tract contains 83.394 acres, of which 54.419 acres lie in the northwest quarter and 28.975 acres lie in the southwest quarter of Section 11. A portion of this parcel lies within a known floodplain.

Prior Instrument: official record volume 674, page 2368, official record volume 677, page 318 and official record volume ____, page ____

Permanent Parcel #: all of _____

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 WV page 748

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

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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