

August 10, 2020

Davies\_20.060AC\_Legal.docx

Grantor(s): **Polly Anne and Walter Johnson**  
**5098 S. Honeytown Road**  
**Wooster, OH 44691**

Grantee(s):

Boundary Description  
**20.060 Acres**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Fractional Section 31, T-16N, R-12W.**

Being part of the land described in deeds to **Polly Anne and Walter Johnson** recorded in official record volume 906, page 1408, official record volume 906, page 1412 and official record volume 906, page 1416 of the Wayne County records.

Described as follows:

**Beginning** at a PK nail found in Honeytown Road (County Road 54) and on the line between Franklin Township and East Union Township, marking the southwest corner of the northwest quarter of Section 31 – witnessed by a capped reference pin set S 86° 39' 42" E 30.00 feet.

Thence with the following TWELVE courses:

- 1) **N 03° 24' 22" E 295.00 feet**, in Honeytown Road and along the township line, to a point – witnessed by a capped reference pin set S 86° 39' 42" E 46.93 feet.
- 2) **S 86° 39' 42" E 222.77 feet** to a capped pin set on a west line of a 30 feet wide ingress and egress easement described in official record volume 672, page 253.
- 3) **N 13° 59' 26" E 470.06 feet**, in part along the west line of the easement, to a capped pin set.
- 4) **S 85° 40' 38" E 356.90 feet**, in part along a north line of the easement, to a capped pin set.
- 5) **N 18° 00' 00" E 770.48 feet** to a capped pin set.
- 6) **N 80° 42' 10" E 209.04 feet** to a capped pin set on the east line of the quarter section.
- 7) **S 02° 50' 23" W 600.82 feet**, along the east line of the quarter section, to a capped pin set at the northeast corner of Frederick H. and Kathleen G. Davies as described in official record volume 681, page 1765.

Davies description of 20.060 acres in Section 31, T-16N, R-12W, East Union Twp.,  
Wayne County, Ohio

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- 8) **N 87° 09' 37" W 200.00 feet**, along the north line of Davies, to a capped pin set.
- 9) **S 02° 50' 23" W 230.00 feet**, along the west line of Davies, to a capped pin set.
- 10) **S 87° 09' 37" E 200.00 feet**, along the south line of Davies, to a capped pin set on the east line of the quarter section.
- 11) **S 02° 50' 23" W 711.18 feet**, along the east line of the quarter section, to a stone monument found marking the center of Section 31.
- 12) **N 86° 39' 42" W 1079.26 feet**, along the south line of the quarter section, to the **Point of Beginning**.

**This parcel contains 20.060 acres** and is subject to the ingress and egress easement recorded in deed volume 672, page 253.

**Prior Instrument: official record volume 906, page 1408, official record volume 906, page 1412 and official record volume 906, page 1416.**

**Permanent Parcel #: part of 27-00190.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in August 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 762

All bearings are related and common with record survey II-255.

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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Edward A. Gasbarre, P.S. 7036

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R.W.

**GASBARRE** & Associates, Inc.

Professional Land Surveyors

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330.264.9499

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August 10, 2020

Johnson\_44.169AC\_Legal.docx

Grantor(s): **Polly Anne and Walter Johnson**  
**5098 S. Honeytown Road**  
**Wooster, OH 44691**

Grantee(s):

Boundary Description  
**44.169 Acres**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **northwest quarter of Fractional Section 31, T-16N, R-12W.**

Being part of the land described in deeds to **Polly Anne and Walter Johnson** recorded in official record volume 906, page 1408, official record volume 906, page 1412 and official record volume 906, page 1416 of the Wayne County records.

Described as follows:

**Beginning** at a 1 inch diameter iron pipe found in the intersection of Honeytown Road (County Road 54) and Messner Road (Township Road 49) on the line between Franklin Township and East Union Township, marking the northwest corner of the northwest quarter of Section 31 – witnessed by a capped reference pin set S 87° 00' 00" E 30.00 feet.

Thence with the following EIGHT courses:

- 1) S 87° 00' 00" E 1052.89 feet, along the north line of the quarter section, to a stone monument found marking the northeast corner of the quarter section.
- 2) S 02° 50' 23" W 1128.74 feet, along the east line of the quarter section, to a capped pin set.
- 3) S 80° 42' 10" W 209.04 feet to a capped pin set.
- 4) S 18° 00' 00" W 770.48 feet to a capped pin set.
- 5) N 85° 40' 38" W 356.90 feet, in part along a north line of a 30 feet wide ingress and egress easement described in deed volume 672, page 253, to a capped pin set.
- 6) S 13° 59' 26" W 470.06 feet, in part along the west line of the easement, to a capped pin set.
- 7) N 86° 39' 42" W 222.77 feet to a point in Honeytown Road and on the township line - witnessed by a capped reference pin set S 86° 39' 42" E 46.93 feet.

Johnson description of 44.169 acres in Section 31, T-16N, R-12W, East Union Twp.,  
Wayne County, Ohio

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- 8) N 03° 24' 22" E 2369.42 feet, in Honeytown Road and along the township line, to the  
Point of Beginning.

This parcel contains 44.169 acres

Prior Instrument: official record volume 906, page 1408, official record volume 906, page  
1412 and official record volume 906, page 1416.

Permanent Parcel #: 27-00190.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a  
survey made under his direction, in August 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 762.

All bearings are related and common with record survey II-255.

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.

 8/10/20

Edward A. Gasbarre, P.S. 7036

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