

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 25, 2020

Grantor(s): **Rohrer Farms Inc.**
9305 Rohrer Road
Orrville, OH 44667

Grantee(s):

Boundary Description
12.900 Acres

Situated in the State of Ohio, County of Wayne, Township of Green in the southeast quarter of Section 22, T-17N, R-12W.

Being part of the land described in a deed to **Rohrer Farms Inc.** recorded in deed volume 415, page 505 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pin found in the intersection of Chippewa Road (County Road 502) and West High Street marking the southeast corner of the southeast quarter of Section 22.

Thence N 01° 40' 42" E 474.98 feet, along the east line of the quarter section and in Chippewa Road, to the northeast corner of Brett A. and Angela N. Buller as described in official record volume 740, page 2190, the **Point of Beginning** for the parcel herein described – witnessed by a one inch diameter crimped steel reference pipe found S 89° 53' 25" W 25.94 feet.

Thence with the following EIGHT courses:

- 1) S 89° 53' 25" W 335.23 feet, along the north line of Buller, to a 5/8 inch diameter steel pin found.
- 2) S 01° 39' 50" W 235.03 feet, along the west line of Buller, to a 5/8 inch diameter steel pin found at the southwest corner thereof.
- 3) N 88° 23' 04" W 244.38 feet, along the north line of a 2.033 acre parcel, to a capped pin set.
- 4) S 00° 54' 50" W 235.22 feet, along the west line of the 2.033 acre parcel, to a capped pin set on the south line of the quarter section.
- 5) N 88° 54' 57" W 632.61 feet, along the south line of the quarter section, to a capped pin set.
- 6) N 00° 09' 23" W 624.47 feet to a capped pin set.

Rohrer description of 12.900 acres in Section 22, T-17N, R-12W, Wayne Twp.,
Wayne County, Ohio

- 7) N 89° 53' 25" E 1229.41 feet to a point on the east line of the quarter section and in Chippewa Road – witnessed by a capped reference pin set S 89° 53' 25" W 21.85 feet.
- 8) S 01° 40' 42" W 175.00 feet, along the east line of the quarter section and in Chippewa Road, to the **Point of Beginning**.

This parcel contains 12.900 acres and is subject to the 30 Feet Wide Access Easement described in official record volume WW, page 763

Prior Instrument: deed volume 415, page 505.

Permanent Parcel #: part of 31-00686.000

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 NW page 763

All bearings are related and based on the south line of the quarter section according to survey HH-258.

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 7/25/20
Edward A. Gasbarre, P.S. 7036

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July 25, 2020

Grantor(s): **Rohrer Farms Inc.**
9305 Rohrer Road
Orrville, OH 44667

Grantee(s):

Boundary Description
2.033 Acres

Situated in the State of Ohio, County of Wayne, **Township of Green** in the **southeast quarter of Section 22, T-17N, R-12W.**

Being part of the land described in a deed to **Rohrer Farms Inc.** recorded in deed volume 415, page 505 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pin found in the intersection of Chippewa Road (County Road 502) and West High Street marking the southeast corner of the southeast quarter of Section 22.

Thence N 88° 54' 57" W 199.02 feet, along the south line of the quarter section, to a one inch diameter steel pipe found at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) N 88° 54' 57" W 377.25 feet, along the south line of the quarter section, to a capped pin set.
- 2) N 00° 54' 50" E 235.22 feet, along an easterly line of a 12.900 acre parcel, to a capped pin set.
- 3) S 88° 23' 04" E 381.39 feet, along a southerly line of the 12.900 acre parcel, to a capped pin set at the northwest corner of Bethany Kay Nussbaum as described in official record volume 910, page 3811.
- 4) S 01° 55' 45" W 231.71 feet, along the west line of Nussbaum, to the **Point of Beginning**.

This parcel contains 2.033 acres, has no frontage on any public way but is benefited by the 30 Feet Wide Access Easement described in official record volume WW, page 763


Prior Instrument: deed volume 415, page 505.

Permanent Parcel #: part of 31-00686.000

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Edward A. Gasbarre, P.S. 7036

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July 25, 2020

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**Grantor(s): Rohrer Farms Inc.
9305 Rohrer Road
Orrville, OH 44667**

Grantee(s):

30 Feet Wide Access Easement Description

The grantor herein grants 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. Being 30 feet right of and parallel with the following described lines along with any lengthening or shorting of those lines necessary to intersect the property lines.

Situated in the State of Ohio, County of Wayne, **Township of Green** in the **southeast quarter of Section 22, T-17N, R-12W.**

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Described as follows:

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Thence N 01° 40' 42" E 474.98 feet, along the east line of the quarter section and in Chippewa Road, to the northeast corner of Brett A. and Angela N. Buller as described on official record volume 740, page 2190, the **Point of Beginning** for the easement herein described – witnessed by a one inch diameter crimped steel reference pipe found S 89° 53' 25" W 25.94 feet.

Thence with the following TWO courses:

- 1) **S 89° 53' 25" W 335.23 feet**, along the north line of Buller, to a 5/8 inch diameter steel pin found.
- 2) **S 01° 39' 50" W 235.03 feet**, along the west line of Buller, to a 5/8 inch diameter steel pin found at the southwest corner thereof and on the north line of a 2.033 acre parcel and there **Terminate**.

Prior Instrument: deed volume 415, page 505.

Permanent Parcel #: part of 31-00686.000

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Rohrer Access Easement in Section 22, T-17N, R-12W, Green Twp.,
Wayne County, Ohio

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