

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

Grantor(s): **Estate of Thomas E. Silver**  
**3740 Silver Road**  
**Wooster, Ohio 44691**

October 7, 2020

**Parcel 1**

Boundary Description  
**21.846 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **southwest, northwest, and northeast quarters of Section 1, T-19N, R-14W.**

Being part of the land described in a deed to **Thomas E. Silver, Trustee of the Thomas E. Silver Trust dated September 24, 2015** recorded in official record volume 903, page 2353 of Wayne County records.

Described as follows:

**Beginning** at capped pin found marking the center of Section 1.

Thence with the following **FIFTEEN** courses:

- 1) **S 00° 03' 27" W 219.12 feet**, along the east line of the southwest quarter, to a 5/8 inch diameter steel pin found at the northeast corner of Princess Properties, Inc. as described in deed volume 714, page 726.
- 2) **N 89° 34' 12" W 653.75 feet**, along the north line of Princess Properties, Inc., to a capped pin set.
- 3) **N 00° 36' 07" W 1357.79 feet**, passing into the northwest quarter at a distance of 219.16 feet, to a capped pin set.
- 4) **N 89° 30' 09" W 666.44 feet** to a capped pin set.
- 5) **N 00° 49' 29" W 134.14 feet** to a point in Silver Road (Township Road 4) – witnessed by a capped reference pin set **S 00° 49' 29" E 34.11 feet**.
- 6) **Northeasterly**, in Silver Road and along the arc of a curve concave to the northwest, a distance of 242.45 feet to a railroad spike set at a point of tangency.

The aforementioned curve has the following properties:

Central Angle = 02° 25' 28"

Chord Bearing = N 82° 07' 41" E

Radius = 5729.65 feet

Chord Distance = 242.43 feet

- 7) **N 80° 54' 58" E 638.91 feet**, in Silver Road, to the southwest corner James R. Silver, Trustee as described in official record volume 402, page 423 – witnessed by a capped reference pin marked "Rudolph 6449" found **N 00° 07' 37" W 35.43 feet**.

Silver description of 21.846 acres in Section 1, T-19N, R-14W, Plain Twp.,  
Wayne County, Ohio

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- 8) N 80° 56' 29" E 351.74 feet, along the south line of Silver and in Silver Road, to a point –  
witnessed by a capped reference pin set S 00° 07' 19" E 19.81 feet.
- 9) S 00° 07' 19" E 307.92 feet to a capped pin set.
- 10) S 86° 32' 07" W 22.95 feet to a capped pin set.
- 11) S 51° 12' 12" W 287.38 feet to a capped pin set.
- 12) S 00° 15' 34" E 731.33 feet to a capped pin set.
- 13) S 89° 45' 26" E 678.61 feet, passing into the northeast quarter at a distance of 360.57 feet,  
to a capped pin set on the west line of Cynthia L. Tizzano, Trustee as described in official  
record volume 589, page 257.
- 14) S 00° 08' 13" E 252.08 feet, along the west line of Tizzano, to a capped pin found on the  
south line of the quarter section.
- 15) N 89° 30' 08" W 318.12 feet, along the south line of the quarter section, to the **Point of  
Beginning**.

**This parcel contains 21.846 acres;** of which 3.295 acres lie in the southwest quarter, 16.716  
acres lie in the northwest quarter and 1.835 acres lie in the northeast quarter of Section 1.

**Prior Instrument: official record volume 903, page 2353.**

**Permanent Parcel #: Part of 44-00163.000, 44-00165.000 and 44-00161.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a  
survey made under his direction, in October 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 801.

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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October 7, 2020

Grantor(s): **Estate of Thomas E. Silver**  
**3740 Silver Road**  
**Wooster, Ohio 44691**

Grantee(s):

Boundary Description

**Parcel 2**

**15.110 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **northwest and northeast quarters of Section 1, T-19N, R-14W.**

Being part of the land described in a deed to **Thomas E. Silver, Trustee of the Thomas E. Silver Trust dated September 24, 2015** recorded in official record volume 903, page 2353 of Wayne County records.

Described as follows:

**Commencing** at capped pin found marking the center of Section 1.

Thence S 89° 30' 08" E 318.12 feet, along the south line of the northeast quarter, to a capped pin found.

Thence N 0° 08' 13" W 252.08 feet, along the west line of Cynthia L. Tizzano, Trustee as described in official record volume 589, page 257, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following **NINE** courses:

- 1) **N 89° 45' 26" W 678.61 feet**, passing into the northwest quarter at a distance of 318.04 feet, to a capped pin set.
- 2) **N 00° 15' 34" W 731.33 feet** to a capped pin set.
- 3) **N 51° 12' 12" E 287.38 feet** to a capped pin set.
- 4) **N 86° 32' 07" E 22.95 feet** to a capped pin set.
- 5) **N 00° 07' 19" W 307.92 feet** to a point in Silver Road (Township Road 4) on the south line of James R. Silver, Trustee as described in official record volume 402, page 423 – witnessed by a capped reference pin set S 00° 07' 19" E 19.81 feet.

Silver description of 15.110 acres in Section 1, T-19N, R-14W, Plain Twp.,  
Wayne County, Ohio

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- 6) **N 80° 56' 29" E 177.16 feet**, along the south line of Silver and in Silver Road, passing into the northeast quarter at a distance of 116.43 feet, to a railroad spike found at the northwest corner of Kenneth J. and Paralee Martin as described in official record volume 593, page 2512 – witnessed by a capped reference pin found **S 00° 07' 19" E 39.52 feet**.
- 7) **S 00° 07' 19" E 330.76 feet**, along the west line of Martin, to a capped pin found.
- 8) **S 89° 46' 37" E 257.83 feet**, along the south line of Martin, to a 5/8 inch diameter steel pin found on the west line of the previously mentioned Tizzano.
- 9) **S 00° 08' 13" E 919.70 feet**, along the west line of Tizzano, to the **Point of Beginning**.

**This parcel contains 15.110 acres;** of which 7.949 acres lie in the northwest quarter and 7.161 acres lie in the northeast quarter of Section 1.

**Prior Instrument: official record volume 903, page 2353.**

**Permanent Parcel #: Part of 44-00163.000 and 44-00165.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in October 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 801.

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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October 7, 2020

Grantor(s): **Estate of Thomas E. Silver**  
**3740 Silver Road**  
**Wooster, Ohio 44691**

Grantee(s):

Boundary Description

**Parcel 3**

**42.151 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **southwest and northwest quarters of Section 1, T-19N, R-14W.**

Being part of the land described in a deed to **Thomas E. Silver, Trustee of the Thomas E. Silver Trust dated September 24, 2015** recorded in official record volume 903, page 2353 of Wayne County records.

Described as follows:

**Commencing** at capped pin found marking the center of Section 1.

Thence S 00° 03' 27" W 219.12 feet, along the east line of the southwest quarter, to a 5/8 inch diameter steel pin found at the northeast corner of Princess Properties, Inc. as described in deed volume 714, page 726.

Thence N 89° 34' 12" W 653.75 feet, along the north line of Princess Properties, Inc., to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following SIX courses:

- 1) **N 89° 34' 12" W 1312.24 feet**, along the north line of Princess Properties, Inc. as described in deed volume 714, page 726, official record volume 200, page 175 and official record volume 412, page 2381, to a capped pin set.
- 2) **N 00° 12' 06" E 1449.27 feet**, passing into the northwest quarter at a distance of 219.16 feet, to a point in Silver Road (Township Road 4) – witnessed by a capped reference pin set S 00° 12' 06" E 39.52 feet.
- 3) **Northeasterly**, in Silver Road and along the arc of a curve concave to the northwest, a distance of 625.99 feet to a point – witnessed by a capped reference pin set S 00° 49' 29" E 34.11 feet.

Silver description of 42.151 acres in Section 1, T-19N, R-14W, Plain Twp.,  
Wayne County, Ohio

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The aforementioned curve has the following properties:

Central Angle =  $06^{\circ} 15' 35''$   
Radius = 5729.65 feet

Chord Bearing =  $N 86^{\circ} 28' 13'' E$   
Chord Distance = 625.68 feet

- 4)  $S 00^{\circ} 49' 29'' E$  131.14 feet to a capped pin set.
- 5)  $S 89^{\circ} 30' 09'' E$  666.44 feet to a capped pin set.
- 6)  $S 00^{\circ} 36' 07'' E$  1357.79 feet, passing into the southwest quarter at a distance of 1138.63 feet, to the **Point of Beginning**.

**This parcel contains 42.151 acres;** of which 6.594 acres lie in the southwest quarter and 35.557 acres lie in the northwest quarter of Section 1.

**Prior Instrument: official record volume 903, page 2353.**

**Permanent Parcel #: Part of 44-00163.000 and 44-00161.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in October 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 801.

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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October 7, 2020

Grantor(s): **Estate of Thomas E. Silver**  
**3740 Silver Road**  
**Wooster, Ohio 44691**

Grantee(s):

Parcel 4	Boundary Description
	<b>30.131 Acres</b>

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **northwest quarter of Section 1, T-19N, R-14W.**

Being part of the land described in a deed to **Thomas E. Silver, Trustee of the Thomas E. Silver Trust dated September 24, 2015** recorded in official record volume 903, page 2353 of Wayne County records.

Described as follows:

**Commencing** at a granite stone found marking the northeast corner of the northwest quarter of Section 1.

Thence N 89° 52' 57" W 86.75 feet, along the line between Plain Township and Chester Township (T-20N, R-14W), to a stone found marking the southeast corner of the southwest quarter of Section 36 (Chester Township).

Thence S 89° 07' 10" W 866.48 feet, along the township line, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FIVE courses:

- 1) S 00° 45' 47" E 1243.77 feet to a point in Silver Road (Township Road 4) - witnessed by a capped reference pin set N 00° 45' 47" W 28.18 feet.
- 2) S 80° 54' 58" W 156.25 feet in Silver Road, to a railroad spike set at a point of curvature.
- 3) **Southwesterly**, in Silver Road and along the arc of a curve to the right a distance of 868.44 feet, to a point – witnessed by a capped pin marked "SJL INC" found N 00° 01' 42" E 33.86 feet.

The aforementioned curve has the following properties:

Central Angle = 08° 41' 03"

Radius = 5729.65 feet

Chord Bearing = S 85° 15' 29" W

Chord Distance = 867.61 feet

Silver description of 30.131 acres in Section 1, T-19N, R-14W, Plain Twp.,  
Wayne County, Ohio

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- 4) **N 00° 01' 42" E 1324.66 feet**, in part along the east line of Lot 37 of the Silver Knoll Allotment No. 3 as recorded in plat volume 30, page 437 and the extension thereof to a capped pin set on the township line at the northeast corner of Lot 17 of the Silver Knoll Allotment No. 1 as recorded in plat volume 5, page 525.
- 5) **N 89° 07' 10" E 1001.82 feet**, along the township line, to the **Point of Beginning**.

**This parcel contains 30.131 acres.**

**Prior Instrument: official record volume 903, page 2353.**

**Permanent Parcel #: Part of 44-00163.000.**

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in October 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 801.

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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October 7, 2020

Grantor(s): **Estate of Thomas E. Silver**  
**3740 Silver Road**  
**Wooster, Ohio 44691**

Grantee(s):

Boundary Description  
**13.435 Acres**

**Parcel 6**

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **northwest quarter of Section 1, T-19N, R-14W.**

Being part of the land described in a deed to **Thomas E. Silver, Trustee of the Thomas E. Silver Trust dated September 24, 2015** recorded in official record volume 903, page 2353 of Wayne County records.

Described as follows:

**Commencing** at a granite stone found marking the northeast corner of the northwest quarter of Section 1.

Thence N 89° 52' 57" W 86.75 feet, along the line between Plain Township and Chester Township (T-20N, R-14W), to a stone found marking the southeast corner of the southwest quarter of Section 36 (Chester Township).

Thence N 89° 07' 10" W 375.85 feet, along the township line, to the northwest corner of James R. Silver, Trustee as described in official record volume 402, page 423, the **Point of Beginning** for the parcel herein described – witnessed by a capped pin marked "Rudolph 6449" found S 00° 07' 37" E 2.15 feet.

Thence with the following **FOUR** courses:

- 1) **S 00° 07' 37" E 1175.00 feet**, along the west line of Silver, to a point in Silver Road (Township Road 4) at the southwest corner thereof – witnessed by a capped reference pin marked "Rudolph 6449" found N 00° 07' 37" W 35.43 feet.
- 2) **S 80° 54' 58" W 482.66 feet**, in Silver Road, to a point – witnessed by a capped reference pin set N 00° 45' 47" W 28.18 feet.
- 3) **N 00° 45' 47" W 1243.77 feet** to a capped pin set on the township line.

4) N 89° 07' 10" E 490.63 feet, along the township line, to the **Point of Beginning**.

**This parcel contains 13.435 acres.**

**Prior Instrument: official record volume 903, page 2353.**

**Permanent Parcel #: Part of 44-00163.000.**

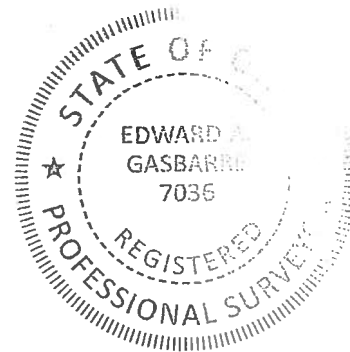
This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in October 2020, on behalf of R. W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume WW, page 801.

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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.

 10/07/20  
Edward A. Gasbarre, P.S. 7036

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Grantor(s): **Estate of Thomas E. Silver**  
**3740 Silver Road**  
**Wooster, Ohio 44691**

October 7, 2020

**Parcel 7**

Boundary Description  
**15.315 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **northwest and southwest quarters of Section 1, T-19N, R-14W.**

Being part of the land described in a deed to **Thomas E. Silver, Trustee of the Thomas E. Silver Trust dated September 24, 2015** recorded in official record volume 903, page 2353 of Wayne County records.

Described as follows:

**Commencing** at one inch diameter steel pipe found in Smyser Road (Township Road 35) marking the northwest corner of the southwest quarter of Section 1.

Thence S 00° 25' 43" E 159.20 feet, along the west line of the quarter section and in Smyser Road, to a 5/8 inch diameter steel pin found at the southwest corner of David E. Pilla and Mitzie L. Stickley as described in deed volume 674, page 341, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 89° 33' 45" E 30.00 feet.

Thence with the following ELEVEN courses:

- 1) **S 89° 33' 45" E 165.02 feet**, along the south line of Pilla and Stickley, to a capped pin set.
- 2) **N 00° 17' 43" W 322.20 feet**, along the east line of Pilla and Stickley, passing into the northwest quarter at a distance of 159.21 feet, to a 5/8 inch diameter steel pin found.
- 3) **S 89° 33' 46" E 228.87 feet**, along the south line of Lot 30 of the Silver Acres Estates Allotment No. 2 as recorded in plat volume 18, page 203, to a 5/8 inch diameter steel pin found.
- 4) **N 00° 09' 54" W 752.34 feet**, along the east line of the allotment, to a capped pin found at the northeast corner of Lot 34.
- 5) **S 89° 50' 06" W 393.87 feet**, along the north line of the allotment, to a 5/8 inch diameter steel pin found on the west line of the quarter section and in Smyser Road – witnessed by a capped reference pin found N 89° 50' 06" E 30.00 feet.
- 6) **N 00° 09' 54" W 332.24 feet**, along the west line of the quarter section and in Smyser Road, to a one inch diameter steel pipe found in the intersection of Silver Road (Township Road 4).

Silver description of 15.315 acres in Section 1, T-19N, R-14W, Plain Twp.,  
Wayne County, Ohio

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- 7) **S 88° 07' 02" E 475.36 feet** in Silver Road, to a 1-1/2 inch diameter steel pipe found at a point of curvature.
- 8) **Southeasterly**, in Silver Road and along the arc of a curve to the left, a distance of 228.23 feet to a point – witnessed by a capped reference pin set S 00° 12' 06" W 39.52 feet and a 3/4 inch diameter steel pipe found S 02° 46' 55" W 4.83 feet.

The aforementioned curve has the following properties:

Central Angle = 02° 16' 56"

Radius = 5729.65 feet

Chord Bearing = S 89° 15' 31" E

Chord Distance = 228.22 feet

- 9) **S 00° 12' 06" W 1449.27 feet**, passing into the southwest quarter at a distance of 1230.11 feet, to a capped pin set on the north line of Princess Properties, Inc. as described in official record volume 412, page 2381.
- 10) **N 89° 34' 12" W 693.00 feet**, along the north line of Princess Properties, Inc., to a 5/8 inch diameter steel pin found in Smyser Road on the west line of the quarter section – witnessed by a capped reference pin set S 89° 34' 12" E 25.01 feet.
- 11) **N 00° 25' 43" W 60.00 feet**, along the west line of the quarter section and in Smyser Road, to the **Point of Beginning**.

**This parcel contains 15.315 acres;** of which 2.889 acres lie in the southwest quarter and 12.426 acres lie in the northwest quarter of Section 1.

**Prior Instrument: official record volume 903, page 2353.**

**Permanent Parcel #: Part of 42-00214.000 and 42-00215.000.**

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in October 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 801.

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* 10/07/20

Edward A. Gasbarre, P.S. 7036

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