

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

August 12, 2020

Grantor(s): **Ronald J. and Elizabeth Martin**  
**4280 Clear Creek Valley Road**  
**Wooster, OH 44691**

Grantee(s):

Boundary Description  
**2.067 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Wayne** in the **northeast quarter of Section 19, T-16N, R-13W.**

Being part of the land described in a deed to **Ronald J. and Elizabeth Martin** recorded in deed volume 546, page 292 of the Wayne County records.

Described as follows:

**Beginning** at the southeast corner of the northeast quarter of Section 19 – said corner witnessed by a capped reference pin set N 00° 26' 28" W 15.29 feet.

Thence with the following FOUR courses:

- 1) **N 89° 31' 38" W 258.17 feet**, along the south line of the quarter section, to a point in Clear Creek Valley Road (Township Road 112) at the southeast corner of John G. and Susan Morris as described in official record volume 589, page 461 – witnessed by a 5/8 inch diameter steel reference pin found N 89° 31' 38" W 21.30 feet and a capped reference pin marked "SJL" found N 89° 37' 39" E 25.51 feet.
- 2) **N 12° 13' 45" W 289.63 feet**, in Clear Creek Valley Road and along the easterly line of Morris, to a point – witnessed by a capped reference pin set N 80° 36' 18" E 20.15 feet.
- 3) **N 80° 36' 18" E 321.22 feet** to a capped pin set on the east line of the quarter section.
- 4) **S 00° 26' 28" E 337.64 feet**, along the east line of the quarter section, to the **Point of Beginning**.

**This parcel contains 2.067 acres, a portion of which lies within a known floodplain.**

Martin description of 2.067 acres in Section 19, T-16N, R-13W, Wayne Twp.,  
Wayne County, Ohio

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**Prior Instrument: deed volume 546, page 292.**

**Permanent Parcel #: part of 53-01834.000**

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 809.

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.

 8/12/20  
Edward A. Gasbarre, P.S. 7036

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August 12, 2020

Grantor(s): **Ronald J. and Elizabeth Martin**  
**4280 Clear Creek Valley Road**  
**Wooster, OH 44691**

Grantee(s):

Boundary Description  
**2.112 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Wayne** in the **northeast quarter of Section 19, T-16N, R-13W.**

Being part of the land described in a deed to **Ronald J. and Elizabeth Martin** recorded in deed volume 546, page 292 of the Wayne County records.

Described as follows:

**Commencing** at the southeast corner of the northeast quarter of Section 19 – said corner witnessed by a capped reference pin set N 00° 26' 28" W 15.29 feet.

Thence N 00° 26' 28" W 337.64 feet, along the east line of the quarter section, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following SEVEN courses:

- 1) **S 80° 36' 18" W 321.22 feet** to a point in Clear Creek Valley Road (Township Road 112) on the easterly line of John G. and Susan Morris as described in official record volume 589, page 461 – witnessed by a capped reference pin set N 80° 36' 18" E 20.15 feet.
- 2) **N 12° 13' 45" W 298.61 feet**, in Clear Creek Valley Road and along the easterly line of Morris, to a point – witnessed by a capped reference pin set N 80° 41' 06" E 23.56 feet.
- 3) **N 80° 41' 06" E 266.43 feet** to a point on the centerline of the Clear Creek – witnessed by a capped reference pin set S 80° 41' 06" W 95.54 feet.

The following three courses (courses 4 through 6) follow the centerline of the Clear Creek and the meanderings thereof.

- 4) **S 25° 35' 00" E 55.95 feet.**
- 5) **S 21° 57' 32" E 86.96 feet.**

Martin description of 2.112 acres in Section 19, T-16N, R-13W, Wayne Twp.,  
Wayne County, Ohio

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- 6) S 73° 25' 22" E 62.13 feet to a point on the east line of the quarter section – witnessed by a capped reference pin set S 00° 26' 28" E 41.62 feet.
- 7) S 00° 26' 28" E 133.69 feet, along the east line of the quarter section, to the **Point of Beginning**.

**This parcel contains 2.112 acres, a portion of which lies within a known floodplain.**

**Prior Instrument: deed volume 546, page 292.**

**Permanent Parcel #: part of 53-01834.000**

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 809.

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 8/12/20*

Edward A. Gasbarre, P.S. 7036

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August 12, 2020

Grantor(s): **Ronald J. and Elizabeth Martin**  
**4280 Clear Creek Valley Road**  
**Wooster, OH 44691**

Grantee(s):

Boundary Description  
**3.367 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Wayne** in the **northeast quarter of Section 19, T-16N, R-13W.**

Being part of the land described in a deed to **Ronald J. and Elizabeth Martin** recorded in deed volume 546, page 292 of the Wayne County records.

Described as follows:

**Commencing** at the southeast corner of the northeast quarter of Section 19 – said corner witnessed by a capped reference pin set N 00° 26' 28" W 15.29 feet.

Thence N 00° 26' 28" W 471.33 feet, along the east line of the quarter section, to the centerline of the Clear Creek, the **Point of Beginning** for the parcel herein described - witnessed by a capped reference pin set S 00° 26' 28" E 41.62 feet.

Thence with the following SEVENTEEN courses:

The following three courses (courses 1 through 3) follow the center line of the Clear Creek and the meanderings thereof.

- 1) N 73° 25' 22" W 62.13 feet.
- 2) N 21° 57' 32" W 86.96 feet.
- 3) N 25° 35' 00" W 55.95 feet to a point – witnessed by a capped reference pin set S 80° 41' 06" W 95.54 feet.
- 4) S 80° 41' 06" W 266.43 feet to a point in Clear Creek Valley Road (Township Road 112) on the easterly line of John G. and Susan Morris as described in official record volume 589, page 461 – witnessed by a capped reference pin set N 80° 41' 06" E 23.56 feet.

Martin description of 3.367 acres in Section 19, T-16N, R-13W, Wayne Twp.,  
Wayne County, Ohio

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- 5) **N 12° 13' 45" W 1.13 feet**, in Clear Creek Valley Road and along the easterly line of Morris, to a magnail found – witnessed by a capped reference pin set N 85° 28' 07" W 8.65 feet.
- 6) **N 85° 28' 07" W 234.76 feet**, along a northerly line of Morris, to a capped pin marked "Laurila" found in a stream on the east line of Douglas E. and Lorrie I. Hradek as described in official record volume 790, page 2530.
- 7) **N 01° 12' 58" E 180.04 feet**, along the east line of Hradek, to a capped pin marked "Laurila" found.
- 8) **N 01° 14' 36" E 420.09 feet**, along the east line of Jimmy Gonzales as described in official record volume 716, page 266, to a point in Clear Creek Valley Road at the northeasterly corner thereof - witnessed a capped reference pin set S 01° 14' 36" W 35.44 feet and a capped reference pin found S 79° 57' 59" W 23.94 feet.
- 9) **S 30° 02' 37" E 125.53 feet**, in Clear Creek Valley Road and along the southwesterly line of Curt E. and Sally Abbott as described in official record volume 527, page 1710, to a railroad spike found.
- 10) **S 19° 09' 34" E 386.59 feet**, in Clear Creek Valley Road, along the southwesterly line of Mark E. and Hope T. Edwards as described in official record volume 778, page 1753 and the extension thereof, to a railroad spike found at a westerly corner of Phillip C. Jr. and Mindy J. Teague as described in official record volume 859, page 2199.
- 11) **S 12° 13' 45" E 6.03 feet**, in Clear Creek Valley Road and along the westerly line of Teague, to a point – witnessed by a capped reference pin marked "Lingenfelter 8499" found N 83° 43' 43" E 30.00 feet.
- 12) **N 83° 43' 43" E 239.85 feet**, along a south line of Teague, to a capped pin marked "Lingenfelter" found.
- 13) **S 08° 05' 17" E 8.00 feet**, along the southerly line of Teague, to a point.
- 14) **N 81° 54' 32" E 63.00 feet**, along the southerly line of Teague, to a capped pin marked "Lingenfelter" found.
- 15) **N 08° 05' 17" W 8.00 feet**, along the southerly line of Teague, to a capped pin marked "Lingenfelter" found.
- 16) **N 79° 45' 34" E 108.09 feet**, along the southerly line of Teague, to a capped pin marked "Lingenfelter" found on the east line of the quarter section.

17) S 00° 26' 28" E 299.90 feet, along the east line of the quarter section, to the **Point of Beginning**.

**This parcel contains 3.367 acres, a portion of which lies within a known floodplain.**

**Prior Instrument: deed volume 546, page 292.**

**Permanent Parcel #: all of 53-01832.000**

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