

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

January 15, 2021

Grantor(s): Doyle Morris and Gail Amstutz
556 Spencer Lane
Fredericksburg, Ohio 44627

Grantee(s): Stephen E. and Peggy Andrews

BOUNDARY DESCRIPTION

4.874 Acres

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **northwest quarter of Section 35, T-19N, R-14W.**

Being part of the land described in a deed to **Doyle Morris and Gail Amstutz** recorded in official record volume 913, page 1191 of the Wayne County records.

Described as follows:

Commencing at a railroad spike found in Jefferson Road (Township Road 157) marking the center of Section 35.

Thence N 03° 32' 58" E 780.80 feet, along the east line of the quarter section and in Jefferson Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 86° 28' 53" W 16.69 feet.

Thence with the following **ELEVEN** courses:

- 1) **N 86° 28' 53" W 30.00 feet** to a capped pin set.
- 2) **S 58° 36' 27" W 62.47 feet** to a capped pin set.
- 3) **S 87° 14' 47" W 354.72 feet** to a capped pin set.
- 4) **N 20° 05' 45" W 130.77 feet** to a capped pin set.
- 5) **N 30° 54' 26" W 157.77 feet** to a capped pin set.
- 6) **N 22° 17' 07" W 162.42 feet** to a capped pin set.
- 7) **N 08° 01' 20" W 24.70 feet** to a capped pin set on the south line of Stephen E. and Peggy Andrews as described in official record volume 676, page 1292.

Morris description of 4.874 acres in the Section 35, T-19N, R-14W, Plain Township,
Wayne County, Ohio

- 8) **S 88° 21' 20" E 313.19 feet**, along the south line of Andrews, to a 3/4 inch diameter steel pipe found.
- 9) **S 03° 43' 42" W 35.14 feet**, along a west line of Andrews, to a 3/4 inch diameter steel pipe found.
- 10) **S 88° 21' 08" E 338.50 feet**, along the south line of Andrews, to a point on the east line of the quarter section and in Jefferson Road – witnessed by a 3/4 inch diameter crimped steel pipe found N 88° 21' 08" W 29.47 feet and a railroad spike found S 88° 21' 08" E 0.74 feet.
- 11) **S 03° 32' 58" W 332.03 feet**, along the east line of the quarter section and in Jefferson Road, to the **Point of Beginning**.

This parcel contains 4.874 acres.

Prior Instrument: official record volume 913, page 1191.

Permanent Parcel #: part of 43-00803.002 and 43-00803.003

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 2021, 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 885

All bearings are related and common with record survey TT-973.

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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January 15, 2021

Grantor(s): Stephen E. and Peggy Andrews
5107 S. Jefferson Road
Wooster, Ohio 44691

Grantee(s):

BOUNDARY DESCRIPTION

10.361 Acres

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **northwest quarter of Section 35, T-19N, R-14W.**

Being part of the land described in deeds to **Stephen E. and Peggy Andrews** recorded in official record volume 676, page 1292 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a railroad spike found in Jefferson Road (Township Road 157) marking the center of Section 35.

Thence N 03° 32' 58" E 780.80 feet, along the east line of the quarter section and in Jefferson Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 86° 28' 53" W 16.69 feet.

Thence with the following TWELVE courses:

- 1) N 86° 28' 53" W 30.00 feet to a capped pin set.
- 2) S 58° 36' 27" W 62.47 feet to a capped pin set.
- 3) S 87° 14' 47" W 354.72 feet to a capped pin set.
- 4) N 20° 05' 45" W 130.77 feet to a capped pin set.
- 5) N 30° 54' 26" W 157.77 feet to a capped pin set.
- 6) N 22° 17' 07" W 162.42 feet to a capped pin set.
- 7) N 08° 01' 20" W 24.70 feet to a capped pin set on the south line of Stephen E. and Peggy Andrews as described in official record volume 676, page 1292.

Andrews description of 10.361 acres in the Section 35, T-19N, R-14W, Plain Township,
Wayne County, Ohio

- 8) N 88° 21' 20" W 403.16 feet, along the south line of Andrews, to a marked granite stone monument found.
- 9) N 58° 16' 23" E 501.48 feet, along an easterly line of John L. and Linda Sue Skalsky as described in official record volume 627, page 55, to the northeasterly corner thereof – witnessed by a capped pin marked “Rudolph” found N 30° 28' 13" E 0.13 feet.
- 10) S 86° 02' 11" E 306.67 feet, along the south line of David R. and Melinda L. Tyner as described in official record volume 875, page 1378, to a marked sandstone monument found.
- 11) S 87° 07' 45" E 338.13 feet, along the south line of Kevin M. and Brenda S. Croskey as described in official record volume 483, page 1296, to a point on the east line of the quarter section and in Jefferson Road – witnessed by a one inch diameter steel reference pipe found N 87° 07' 45" W 24.32 feet.
- 12) S 03° 32' 58" W 623.53 feet, along the along the east line of the quarter section and in Jefferson Road, to the **Point of Beginning**.

This parcel contains 10.361 acres.

Prior Instrument: official record volume 676, page 1292 and official record volume ___, page ___.

Permanent Parcel #: all of 43-00281.001

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 2021, 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 885

All bearings are related and common with record survey TT-973.

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.

 1/15/21
Edward A. Gasbarre, P.S. 7036

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Grantor(s): Doyle Morris and Gail Amstutz
556 Spencer Lane
Fredericksburg, Ohio 44627

January 15, 2021

BOUNDARY DESCRIPTION

16.396 Acres

Situated in the State of Ohio, County of Wayne, Township of Plain in the northwest quarter of Section 35, T-19N, R-14W.

Being part of the land described in a deed to **Doyle Morris and Gail Amstutz** recorded in official record volume 913, page 1191 of the Wayne County records.

Described as follows:

Commencing at a railroad spike found in Jefferson Road (Township Road 157) marking the center of Section 35.

Thence N 87° 10' 51" W 339.08 feet, along the south line of the quarter section, to a capped pin found at the **Point of Beginning** for the parcel herein described.

Thence with the following NINETEEN courses:

- 1) N 87° 10' 51" W 463.68 feet, along the south line of the quarter section, to a capped pin set.
- 2) N 05° 30' 01" W 280.08 feet to a capped pin set.
- 3) N 20° 14' 20" W 75.02 feet to a capped pin set.
- 4) N 37° 47' 06" W 268.79 feet to a capped pin set.
- 5) N 59° 11' 55" W 150.02 feet to a capped pin set.
- 6) N 78° 33' 37" W 23.56 feet to a capped pin set.
- 7) N 34° 26' 00" E 66.55 feet to a capped pin marked "Lingenfelter" found at the southerly corner of John L. and Linda Sue Skalsky as described in official record volume 627, page 55.
- 8) N 18° 55' 22" E 463.63 feet, along the southeasterly line of Skalsky, to a marked granite stone monument found.
- 9) S 88° 21' 20" E 403.16 feet, along the south line of Stephen E. and Peggy Andrews as described in official record volume 676, page 1292, to a capped pin set.

Morris description of 16.396 acres in the Section 35, T-19N, R-14W, Plain Township,
Wayne County, Ohio

- 10) S 08° 01' 20" E 24.70 feet to a capped pin set.
- 11) S 22° 17' 07" E 162.42 feet to a capped pin set.
- 12) S 30° 54' 26" E 157.77 feet to a capped pin set.
- 13) S 20° 05' 45" E 130.77 feet to a capped pin set.
- 14) N 87° 14' 47" E 354.72 feet to a capped pin set.
- 15) N 58° 36' 27" E 62.47 feet to a capped pin set.
- 16) S 86° 28' 53" E 30.00 feet to a point on the east line of the quarter section and in Jefferson Road - witnessed by a capped reference pin set N 86° 28' 53" W 16.69 feet.
- 17) S 03° 32' 58" W 175.00 feet, along the east line of the quarter section and in Jefferson Road, to the northeast corner of Scott V. and Marla M. Tipton as described in deed volume 698, page 676 – witnessed by a capped reference pin marked "Rudolph" found N 86° 28' 53" W 29.94 feet.
- 18) N 86° 28' 53" W 338.65 feet, along the north line of Tipton, to the northwest corner thereof – witnessed by a capped pin marked "Rudolph" found S 86° 28' 53" E 0.65 feet.
- 19) S 03° 35' 15" W 609.94 feet, along the west line of Tipton and the extension thereof, to the Point of Beginning.

This parcel contains 16.396 acres.

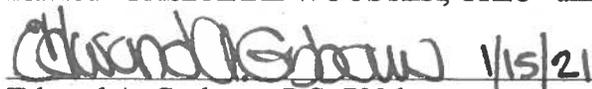
Prior Instrument: official record volume 913, page 1191.

Permanent Parcel #: part of 43-00803.002 and 43-00803.003

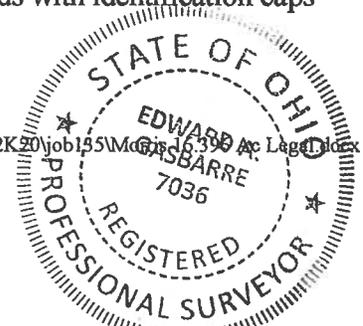
This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January 2021, on behalf of R. W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume WW, page 886

All bearings are related and common with record survey TT-973.

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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January 15, 2021

Grantor(s): Doyle Morris and Gail Amstutz
556 Spencer Lane
Fredericksburg, Ohio 44627

Grantee(s):

BOUNDARY DESCRIPTION

12.143 Acres

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **northwest quarter of Section 35, T-19N, R-14W.**

Being part of the land described in a deed to **Doyle Morris and Gail Amstutz** recorded in official record volume 913, page 1191 of the Wayne County records.

Described as follows:

Commencing at a railroad spike found in Jefferson Road (Township Road 157) marking the center of Section 35.

Thence **N 87° 10' 51" W 802.76 feet**, along the south line of the quarter section, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following **ELEVEN** courses:

- 1) **N 87° 10' 51" W 525.39 feet**, along the south line of the quarter section, to a 2 inch diameter steel pipe found in Kister Road (Township Road 34).
- 2) **N 87° 27' 18" W 29.47 feet** along the south line of the quarter section and in Kister Road, to the southeast corner of Leonard J. and Janet A. Nussbaum, Trustees as described in official record volume 899, page 3184.
- 3) **N 48° 52' 58" W 691.98 feet**, along the northeasterly line of Nussbaum and in Kister Road, to the southeast corner of Luke J. Nussbaum as described in official record volume 720, page 2280 – witnessed by a 5/8 inch diameter steel reference pin found **N 27° 14' 53" E 28.77 feet**.
- 4) **N 27° 14' 53" E 272.61 feet**, along the easterly line of Nussbaum, to a capped pin marked "Lingenfelter" found on the south line of John L. and Linda S. Skalsky as described in official record volume 919, page 3678.

Morris description of 12.143 acres in the Section 35, T-19N, R-14W, Plain Township,
Wayne County, Ohio

- 5) S 87° 32' 35" E 619.46 feet, along the south line of Skalsky, to a capped pin marked "Lingenfelter" found.
- 6) S 34° 26' 00" W 66.55 feet to a capped pin set.
- 7) S 78° 33' 37" E 23.56 feet to a capped pin set.
- 8) S 59° 11' 55" E 150.02 feet to a capped pin set.
- 9) S 37° 47' 06" E 268.79 feet to a capped pin set.
- 10) S 20° 14' 20" E 75.02 feet to a capped pin set.
- 11) S 05° 30' 01" E 280.08 feet to the **Point of Beginning**.

This parcel contains 12.143 acres.

Prior Instrument: official record volume 913, page 1191.

Permanent Parcel #: part of 43-00803.002.

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 1/15/21
Edward A. Gasbarre, P.S. 7036

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