

R.W.

GASBARRE & Associates, Inc.

Professional Land Surveyors

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Grantor(s): W. Sue Snoddy
c/o LHS Law
2171-B Eagle Pass
Wooster, OH 44691

February 1, 2021

Grantee:

BOUNDARY DESCRIPTION
36.150 Acres

Situated in the State of Ohio, County of Wayne, **Township of Clinton**, in the **northeast and southeast quarters of Section 13, T-20N, R-15W.**

Being part of the land described in deeds to W. Sue Snoddy recorded in official record volume 832, pages 2409 and 2418 and official record volume 832, pages 2428 and 2435 of the Wayne County records.

Described as follows:

Commencing at a capped pin set marking the southwest corner of the northeast quarter of Section 13.

Thence N 88° 27' 54" E 336.58 feet, along the south line of the quarter section, to a point in Columbus Road (State Route 3) at an easterly corner of John H. Yoder as described in official record volume 586, page 1770, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 88° 27' 54" E 39.20 feet.

Thence with the following EIGHT courses:

- 1) **N 44° 25' 33" E 263.93 feet**, along the southeasterly line of Yoder and in Columbus Road, to the westerly corner of Joe Hershberger as described in official record volume 888, page 2589 – witnessed by a capped reference pin marked "Baker" found S 46° 59' 03" E 30.45 feet.
- 2) **S 46° 59' 03" E 261.53 feet**, along the westerly line of Hershberger, to a capped pin set on the south line of the quarter section.
- 3) **N 88° 27' 54" E 453.12 feet**, along the south line of the quarter section, to a capped pin set at the northwest corner of Michael E. Sr. and Cindy Jones as described in official record volume 558, page 692.

Snoddy description of 36.150 acres in Section 13, T-20N, R-15W, Clinton Township,
Wayne County, Ohio

- 4) **S 06° 20' 46" E 1030.15 feet**, into the southeast quarter, along the west line of Jones and the extension thereof, to a one inch diameter steel pipe found at the northwest corner of Keith M. and Cheryl A. Snoddy as described in official record volume 812, pages 2243 and 2245.
- 5) **S 09° 21' 03" E 295.05 feet**, along the west line of Snoddy, to a 5/8 inch diameter steel pin found on the north line of Roger K. and Mary J. Gwin as described in official record volume 662, page 1868.
- 6) **S 88° 09' 08" W 1256.70 feet**, along the north line of Gwin, to a 5/8 inch diameter steel pin found on the west line of the quarter section.
- 7) **N 03° 04' 31" W 1007.11 feet**, along the west line of the quarter section, to a point in Columbus Road at the southwest corner of the previously mentioned Yoder – witnessed by a capped reference pin set S 03° 04' 31" E 43.77 feet and a 5/8 inch diameter steel reference pin found N 03° 04' 31" W 40.63 feet.
- 8) **N 44° 16' 02" E 457.51 feet**, along the southeasterly line of Yoder and in Columbus Road, to the **Point of Beginning**.

This parcel contains 36.150 acres; of which 35.358 acres lie in the southeast quarter and 0.792 acres lie in the northeast quarter of Section 13.

Prior Instrument: official record volume 832, pages 2409 and 2418 and official record volume 832, pages 2428 and 2435.

Permanent Parcel #: all of 18-00198.000 and 18-00057.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in February 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 WWJ page 897

All bearings are related and common with record survey PP-535.

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.

 2/01/21
Edward A. Gasbarre, P.S. 7036

