

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.

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February 4, 2021

Grantor(s): **Richard E. Myers**

Grantee(s):

Boundary Description

0.472 Acres

Situated in the State of Ohio, County of Wayne, **Township of Milton** in the **northeast quarter of Section 8, T-18N, R-12W.**

Being part of the land described in deeds to **Richard E. Myers** recorded in official record volume 570, page 1563 and official record volume 909, page 792 of the Wayne County records.

Described as follows:

Commencing at a 1-1/4 inch diameter iron pipe found on the southerly line of Atlantic Avenue (Township Road 427) marking the northwest corner of Lot 100 of the Joseph McCune No.1 Replatting of Sterling Village Lots 96 & 97 recorded on plat volume 23, page 399.

Thence N 67° 23' 30" W 309.77 feet, along the southerly line of Atlantic Avenue, to a 1 inch diameter iron pin found at the northwest corner of Alva E. Jr. and Paula S. Dodd as described in official record volume 892, page 1301, the **Point of Beginning** for the parcel herein described.

Thence with the following FIVE courses:

- 1) **S 22° 31' 09" W 135.99 feet**, along the west line of Dodd, to an iron axle found on the north line of the former New York, Pennsylvania and Ohio Railroad and now the Board of County Commissioners of Wayne County as described in official record volume 476, page 783.
- 2) **N 67° 20' 25" W 58.33 feet**, along the north line of the former railroad and the extension thereof, to a capped pin set at the easterly corner of formerly The Akron and Chicago Junction Railroad Company as described in deed volume 162, page 415, now CONRAIL.
- 3) **N 54° 18' 44" W 104.42 feet**, along the northerly line of the railroad, to a capped pin set at the northerly corner thereof.
- 4) **N 22° 31' 09" E 112.31 feet**, along the easterly line of a 0.64 acre parcel described in deeds to Richard E. Myers recorded in official record volume 570, page 1563 and official record volume 909, page 792, to a capped pin set on the southerly line of Atlantic Avenue.

Myers description of 0.472 acres in Section 8, T-18N, R-12W, Milton Twp.,
Wayne County, Ohio

5) S 67° 23' 30" E 160.00 feet, along the southerly line of Atlantic Avenue, to the **Point of Beginning**.

This parcel contains 0.472 acres.

Prior Instrument: Official record volume 570, page 1563 and official record volume 909, page 792.

Permanent Parcel #: all remaining of 36-00112.000

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 WW, page 900.

All bearings are related and common with record survey WW-251.

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.

 2/10/21

Edward A. Gasbarre, P.S. 7036

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February 4, 2021

Grantor(s): **Richard E. Myers**

Grantee(s):

Boundary Description

0.697 Acres

Situated in the State of Ohio, County of Wayne, **Township of Milton in the northeast quarter of Section 8, T-18N, R-12W.**

Being part of the land described in deeds to **Richard E. Myers** recorded in official record volume 570, page 1563 and official record volume 909, page 792 of the Wayne County records.

Described as follows:

Commencing at a 1-1/4 inch diameter iron pipe found on the southerly line of Atlantic Avenue (Township Road 427) marking the northwest corner of Lot 100 of the Joseph McCune No.1 Replatting of Sterling Village Lots 96 & 97 recorded on plat volume 23, page 399.

Thence N 67° 23' 30" W 469.77 feet, along the southerly line of Atlantic Avenue, to a capped pin set at the northwest corner of a 0.50 acre parcel described in deeds to Richard E. Myers recorded in official record volume 570, page 1563 and official record volume 909, page 792, the **Point of Beginning** for the parcel herein described.

Thence with the following FIVE courses:

- 1) **S 22° 31' 09" W 112.31 feet**, along the west line of Myers, to a capped pin set at the northeast corner of formerly The Akron and Chicago Junction Railroad Company as described in deed volume 156, page 208, now CONRAIL.
- 2) **N 54° 18' 44" W 84.93 feet**, along a northerly line of the railroad, to a capped pin set.
- 3) **Northwesterly**, along a northerly line of the railroad and with the arc of a curve concave to the northeast, a distance of 296.95 feet to a capped pin set in the center of Atlantic Avenue (Township Road 427) and on the south line of Mervin R. and Dawn M. Miller as described in official record volume 893, page 5163 – witnessed by a capped reference pin set S 33° 25' 22" E 53.57 feet.

The aforementioned curve has the following properties.

Central Angle = 22°45'08"

Radius = 747.80 feet

Chord Bearing = N 42°44'46" W

Chord Distance = 295.01 feet

Myers description of 0.697 acres in Section 8, T-18N, R-12W, Milton Twp.,
Wayne County, Ohio

- 4) **S 67° 23' 30" E 350.64 feet**, along the south line of Miller and the center of Atlantic Avenue, to a point.
- 5) **S 22° 31' 09" W 29.93 feet** to the **Point of Beginning**.

This parcel contains 0.697 acres.

Prior Instrument: Official record volume 570, page 1563 and official record volume 909, page 792.

Permanent Parcel #: all of 36-00930.000

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All bearings are related and common with record survey WW-251.

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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