

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):

February 10, 2021

Grantee(s): **Estate of W. Sue Snoddy**
8388 Snoddy Road
Shreve, OH 44676

Boundary Description 0.050 Acres

Situated in the State of Ohio, County of Wayne, **Township of Clinton** in the **southeast quarter of Section 12, T-20N, R-15W.**

Being a portion of Parcel 5 described in a deed to **Walter F. and W. Sue Snoddy** recorded in deed volume 717, page 625 of the Wayne County records.

Described as follows:

Commencing at a 1 inch diameter iron pin found marking the southwest corner of the southeast quarter of Section 12.

Thence N 3° 03' 06" W 74.02 feet, along the west line of the quarter section, to a railroad spike found in Esselburn Road (Township Road 212) at the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 3° 03' 06" W 12.04 feet.

Thence with the following FIVE courses:

- 1) **N 89° 27' 58" E 596.34 feet**, along the centerline of Esselburn Road, to a steel harrow tooth monument found at the northwest corner of Parcel 6 as described in a deed to Walter F. and W. Sue Snoddy recorded in deed volume 717, page 625.
- 2) **S 25° 20' 37" E 57.91 feet**, along the west line of Parcel 6, to a point in Snoddy Road (Township Road 31) on the south line of the quarter section.
- 3) **S 87° 28' 55" W 10.46 feet**, along the south line of the quarter section, to a point on the easterly line of David Raubenolt as described in official record volume 910, page 501 – witnessed by a capped reference pin set N 87° 28' 55" E 70.46 feet and by a 1 inch diameter pinched iron pipe found S 17° 47' 11" E 0.20 feet.
- 4) **N 17° 47' 11" W 48.89 feet**, along the east line of Raubenolt, to a cotton gin spike found in Esselburn Road.

Snoddy description of 0.050 acres in Section 12, T-20N, R-15W, Clinton Twp.,
Wayne County, Ohio

- 5) N 89° 56' 02" W 595.72 feet, along the north line of Raubenolt, the extension thereof and the centerline of Esselburn Road, to the **Point of Beginning**.

This parcel contains 0.050 acres.

Prior Instrument: deed volume 717, page 625.

Permanent Parcel #:

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 Wk1, page 905

All bearings are related and based on an assumed meridian.

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 2/10/21
Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K20\job180\Snoddy_0.051Ac_Legal.docx



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 W. Sue Snoddy**
8388 Snoddy Road
Shreve, OH 44676

February 10, 2021

Grantee(s):

Boundary Description
161.043 Acres

Situated in the State of Ohio, County of Wayne, **Township of Clinton** in the **southeast quarter of Section 12, T-20N, R-15W.**

Being all of Parcel 4 described in deeds to **W. Sue Snoddy** recorded in official record volume 832, pages 2409 and 2418, official record volume 832, pages 2428 and 2435 along with a portion of Parcel 5 and all of Parcel 6 described in a deed to **Walter F. and W. Sue Snoddy** recorded in deed volume 717, page 625 of the Wayne County records.

Described as follows:

Beginning at a capped pin marked "Rudolph 6449" found marking the northwest corner of the southeast quarter of Section 12.

Thence with the following NINE courses:

- 1) **N 87° 27' 57" E 2672.34 feet**, along the north line of the quarter section, to a 1 inch diameter iron pin found in Newkirk Road (County Road 104) on the line between Range 14 West and Range 15 West, marking the northeast corner of the quarter section – witnessed by a capped reference pin set **S 87° 27' 57" W 29.83 feet**.
- 2) **S 02° 50' 38" E 2661.59 feet**, along the range line and in part along Newkirk Road, to a 1-1/2 inch diameter iron pin set marking the southeast corner of the quarter section – witnessed by a 1 inch square iron bar found **S 02° 50' 38" E 15.84 feet**.
- 3) **S 87° 28' 55" W 2055.40 feet**, along the south line of the quarter section, to a point in Snoddy Road (Township Road 31) on the easterly line of David Raubenolt as described in official record volume 910, page 501 – witnessed by a capped reference pin set **N 87° 28' 55" E 70.46 feet** and by a 1 inch diameter pinched iron pipe found **S 17° 47' 11" E 0.20 feet**.
- 4) **N 17° 47' 11" W 48.89 feet**, along the east line of Raubenolt, to a cotton gin spike found in Esselburn Road.

Snoddy description of 161.043 acres in Section 12, T-20N, R-15W, Clinton Twp.,
Wayne County, Ohio

- 5) **N 89° 56' 02" W 595.72 feet**, along the north line of Raubenolt, the extension thereof and the centerline of Esselburn Road, to a railroad spike found on the west line of the quarter section – witnessed by a capped reference pin set N 03° 03' 06" W 12.04 feet.
- 6) **N 03° 03' 06" W 1227.60 feet**, along the west line of the quarter section, to a capped pin set at a southeasterly corner of Esselburn Real Estate, Ltd. as described in official record volume 386, page 2194.
- 7) **N 67° 12' 29" E 209.72 feet**, along a southeasterly line of Esselburn, to a stone monument found in Snoddy Road (Township Road 31) – witnessed by a 1-1/2 inch diameter iron reference pipe found S 68° 07' 20" W 24.86 feet.
- 8) **N 28° 48' 55" W 454.13 feet**, along a northeasterly line of Esselburn and in Snoddy Road, to a MagSpike set on the west line of the quarter section – witnessed by a capped reference pin set N 03° 03' 06" W 62.06 feet.
- 9) **N 03° 03' 06" W 879.46 feet**, along the west line of the quarter section, to the **Point of Beginning**.

This parcel contains 161.043 acres.

Prior Instrument: official record volume 832, pages 2409 and 2418, official record volume 832, pages 2428 and 2435 and deed volume 717, page 625.

Permanent Parcel #: all of 18-00166.000

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 WN, page 905.

All bearings are related and based on an assumed meridian.

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

H:\ADAT4\AJOB5\2K20\job180\Snoddy_161.043Ac_Legal.docx

