

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

February 17, 2021

Grantor(s): **Thomas O. Bruch, Jr. and Joan M. Bruch**
3256 Armstrong Rd.
Wooster, OH 44691

Grantee(s):

Boundary Description
3.053 Acres

Situated in the State of Ohio, County of Wayne, **Township of Chester** in the **northeast quarter of Section 1, T-20N, R-14W.**

Being part of the land described in a deed to **Thomas O. Bruch, Jr. and Joan M. Bruch**, co-trustees of the Thomas O. and Joan M. Bruch Trust dated January 24, 2020, as described in official record volume 905, page 1169 of the Wayne County records.

Described as follows:

Commencing at a record iron monument in Armstrong Road (Township Road 185), on the line between Congress Township and Chester Township, marking the northwest corner of the northeast quarter of Section 1.

Thence S 03° 00' 00" W 1060.16 feet, along the west line of the quarter section, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following SIX courses:

- 1) S 84° 07' 19" E 413.43 feet to a capped pin set.
- 2) S 41° 48' 59" E 241.62 feet to a capped pin set.
- 3) N 81° 22' 49" E 218.26 feet to a point on the east line of Thomas O. Bruch, Jr. and Joan M. Bruch, co-trustees of the Thomas O. and Joan M. Bruch Trust dated January 24, 2020, as described in official record volume 905, page 1169.
- 4) S 03° 00' 00" W 92.44 feet, along an east line of Bruch, to the southeast corner thereof.
- 5) N 87° 00' 00" W 797.00 feet, along the south line of Bruch, to a capped pin found on the west line of the quarter section.

6) **N 03° 00' 00" E 240.64 feet**, along the west line of the quarter section, to the **Point of Beginning**.

This parcel contains 3.053 acres and has no frontage on any public way.

Prior Instrument: official record volume 905, page 1169.

Permanent Parcel #: part of 11-00004.001

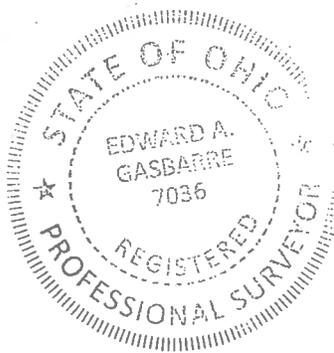
This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in February 2021, on behalf of R. W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume WW page 913.

All bearings are related and common with record survey II-60.

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.

 2/17/21
Edward A. Gasbarre, P.S. 7036

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February 17, 2021

Grantor(s): **Quailcrest Farm, LTD.**

Grantee(s): **Thomas O. Bruch, Jr. and Joan M. Bruch**
3256 Armstrong Rd.
Wooster, OH 44691

Boundary Description
0.957 Acres

Situated in the State of Ohio, County of Wayne, **Township of Chester** in the **northeast quarter of Section 1, T-20N, R-14W.**

Being part of the land described in a deed to **Quailcrest Farm, LTD** recorded in official record volume 187, page 29 of the Wayne County records.

Described as follows:

Commencing at a record iron monument in Armstrong Road (Township Road 185), on the line between Congress Township and Chester Township, marking the northwest corner of the northeast quarter of Section 1.

Thence S 87° 41' 16" E 845.95 feet, in Armstrong Road, along the north line of the quarter section and the township line, to the northeast corner of Thomas O. Bruch, Jr. and Joan M. Bruch, co-trustees of the Thomas O. and Joan M. Bruch Trust dated January 24, 2020, as described in official record volume 905, page 1169 – witnessed by capped reference pin set S 06° 01' 21" W 30.58 feet.

Thence S 06° 01' 21" W 927.24 feet, along the east line of Bruch, to a capped pin found at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) S 51° 43' 07" E 269.62 feet to a capped pin set.
- 2) S 10° 38' 22" W 95.01 feet to a capped pin set.
- 3) S 81° 22' 49" W 211.81 feet to a point on and east line of said Bruch.
- 4) N 03° 00' 00" E 292.56 feet, along an east line of Bruch, to the **Point of Beginning**.

This parcel contains 0.957 acres and has no frontage on any public way.

Prior Instrument: official record volume 187, page 29.

Permanent Parcel #: part of 11-00004.000

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 913.

All bearings are related and common with record survey II-60.

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.

 2/17/21

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February 17, 2021

Grantor(s): **Thomas O. Bruch, Jr. and Joan M. Bruch**
3256 Armstrong Rd.
Wooster, OH 44691

Grantee(s):

Boundary Description
5.749 Acres

Situated in the State of Ohio, County of Wayne, **Township of Chester** in the **northeast quarter of Section 1, T-20N, R-14W.**

Being part of the land described in a deed to **Thomas O. Bruch, Jr. and Joan M. Bruch**, co-trustees of the Thomas O. and Joan M. Bruch Trust dated January 24, 2020, as described in official record volume 905, page 1169 and all of the land described in official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a record iron monument in Armstrong Road (Township Road 185), on the line between Congress Township and Chester Township, marking the northwest corner of the northeast quarter of Section 1.

Thence S 87° 41' 16" E 815.88 feet, in Armstrong Road, along the north line of the quarter section and the township line, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 06° 14' 47" W 29.09 feet.

Thence with the following ELEVEN courses:

- 1) **S 87° 41' 16" E 30.07 feet**, in Armstrong Road, along the north line of the quarter section and the township line, to the northeast corner of Thomas O. Bruch, Jr. and Joan M. Bruch, co-trustees of the Thomas O. and Joan M. Bruch Trust dated January 24, 2020, as described in official record volume 905, page 1169 – witnessed by a capped reference pin set S 06° 01' 21" W 30.58 feet.
- 2) **S 06° 01' 21" W 927.24 feet**, along the east line of Bruch, to a capped pin found.
- 3) **S 51° 43' 07" E 269.62 feet** to a capped pin set.
- 4) **S 10° 38' 22" W 95.01 feet** to a capped pin set.
- 5) **S 81° 22' 49" W 430.07 feet** to a capped pin set.

- 6) N 41° 48' 59" W 241.62 feet to a capped pin set.
- 7) N 84° 07' 19" W 413.43 feet to a capped pin set on the west line of the quarter section.
- 8) N 03° 00' 00" E 144.36 feet, along the west line of the quarter section, to a 5/8 inch diameter iron pin found at the southwest corner of Lisa M. Malone as described in deed volume 729, page 2692.
- 9) S 87° 00' 00" E 741.00 feet, along the south line of Malone, to a 5/8 inch diameter iron pin found.
- 10) N 08° 53' 18" E 483.56 feet, along an east line of Malone, to a capped pin found.
- 11) N 06° 14' 47" E 445.30 feet, along an east line of Malone, to the **Point of Beginning**.

This parcel contains 5.749 acres and is benefitted by the 30 foot ingress and egress right of way recorded in deed volume 638, page 3.

Prior Instrument: Official record volume 905, page 1169 and official record volume ____, page ____.

Permanent Parcel #: 11-00004.001

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All bearings are related and common with record survey II-60.

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 2/17/21
Edward A. Gasbarre, P.S. 7036

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