

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

March 5, 2021

Grantor(s): Dennis J. and Lois M. Zimmerly
8826 Pleasant Home Road
Sterling, OH 44276

Grantee:

BOUNDARY DESCRIPTION

3.000 Acres

Situated in the State of Ohio, County of Wayne, **Township of Milton**, in the **southwest quarter of Section 27, T-18N, R-12W.**

Being part of the land described in a deed to **Dennis J. and Lois M. Zimmerly** recorded in official record volume 780, page 631 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Blough Road (County Road 200) marking the northeast corner of the southwest quarter of Section 27 – witnessed by a capped reference pin found N 86° 09' 49" W 25.00 feet.

Thence S 03° 52' 00" W 1508.79 feet, along the east line of the quarter section and in Blough Road, to a point – witnessed by a capped reference pin set N 87° 12' 52" W 25.00 feet.

Thence N 87° 12' 52" W 308.81 feet to a capped pin set at a point of curvature.

Thence Southwesterly, with the arc of a curve to the left, a distance of 165.87 feet to a capped pin set at a point of tangency.

The aforementioned curve has the following properties:

Central Angle = 19° 07' 18"

Radius = 497.00 feet

Chord Bearing = S 83° 13' 29" W

Chord Distance = 165.10 feet

Thence S 73° 39' 50" W 318.25 feet to a capped pin set – witnessed by a capped reference pin set N 73° 39' 50" E 55.30 feet.

Thence S 08° 09' 57" E 47.24 feet to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

Zimmerly description of 3.000 acres in Section 27, T-18N, R-12W, Milton Township,
Wayne County, Ohio

- 1) S 81° 39' 41" W 403.74 feet to a capped pin set.
- 2) N 00° 00' 00" E 386.22 feet to a capped pin set.
- 3) S 86° 09' 49" E 356.68 feet to a capped pin set.
- 4) S 08° 09' 57" E 306.91 feet to the **Point of Beginning**.

This parcel contains 3.000 acres, has no frontage on any public way but is benefited by the Access Easement described in official record volume ____, page ____.

Prior Instrument: official record volume 780, page 631.

Permanent Parcel #: part of 36-01151.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 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 923.

All bearings are related and common with record survey WW-417.

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.

 3/05/21

Edward A. Gasbarre, P.S. 7036

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March 5, 2021

Grantor(s): Dennis J. and Lois M. Zimmerly
8826 Pleasant Home Road
Sterling, OH 44276

Grantee:

Access Easement Description

The grantors herein grant to the grantees, their heirs, successors and assigns, an easement for ingress, egress and utilities, along, across over and under the following described strip of land.

Situated in the State of Ohio, County of Wayne, **Township of Milton**, in the **southwest quarter of Section 27, T-18N, R-12W**.

Being part of the land described in a deed to **Dennis J. and Lois M. Zimmerly** recorded in official record volume 780, page 631 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter steel pin found in Blough Road (County Road 200) marking the northeast corner of the southwest quarter of Section 27 – witnessed by a capped reference pin found N 86° 09' 49" W 25.00 feet.

Thence S 03° 52' 00" W 1508.79 feet, along the east line of the quarter section and in Blough Road, to the **Point of Beginning** for the easement herein described – witnessed by a capped reference pin set N 87° 12' 52" W 25.00 feet.

Thence with the following TEN courses:

- 1) **N 87° 12' 52" W 308.81 feet** to a capped pin set at a point of curvature.
- 2) **Southwesterly**, with the arc of a curve to the left, a distance of 165.87 feet to a capped pin set at a point of tangency.

The aforementioned curve has the following properties;

Central Angle = 19° 07' 18"

Radius = 497.00 feet

Chord Bearing = S 83° 13' 29" W

Chord Distance = 165.10 feet

- 3) **S 73° 39' 50" W 318.25 feet** to a capped pin set on the east line of a 3.000 acre parcel.
- 4) **N 08° 09' 57" W 30.31 feet**, along the east line of the 3.000 acre parcel, to a point.

Zimmerly description of Access Easement in Section 27, T-18N, R-12W, Milton Township,
Wayne County, Ohio

- 5) **N 73° 39' 50" E 313.94 feet** to a point of curvature.
- 6) **Northeasterly**, with the arc of a curve to the right, a distance of 175.88 feet to a point of tangency.

The aforementioned curve has the following properties;

Central Angle = 19° 07' 18"

Radius = 527.00 feet

Chord Bearing = N 83° 13' 29" E

Chord Distance = 175.07 feet

- 7) **S 87° 12' 52" E 249.38 feet** to a point.
- 8) **N 03° 52' 00" E 75.01 feet** to a point.
- 9) **S 87° 12' 52" E 60.01 feet** to a point on the east line of the quarter section and in Blough Road.
- 10) **S 03° 52' 00" W 105.02 feet**, along the east line of the quarter section and in Blough Road, to the **Point of Beginning**.


Prior Instrument: official record volume 780, page 631.

Permanent Parcel #: part of 36-01151.000

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All bearings are related and common with record survey WW-417.

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.

 3/05/21

Edward A. Gasbarre, P.S. 7036

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March 5, 2021

Grantor(s): Dennis J. and Lois M. Zimmerly
8826 Pleasant Home Road
Sterling, OH 44276

Grantee:

BOUNDARY DESCRIPTION

67.404 Acres

Situated in the State of Ohio, County of Wayne, **Township of Milton**, in the **southwest quarter of Section 27, T-18N, R-12W.**

Being part of the land described in a deed to **Dennis J. and Lois M. Zimmerly** recorded in official record volume 780, page 631 of the Wayne County records.

Described as follows:

Beginning at a 5/8 inch diameter steel pin found in Blough Road (County Road 200) marking the northeast corner of the southwest quarter of Section 27 – witnessed by a capped reference pin found N 86° 09' 49" W 25.00 feet.

Thence with the following **SIXTEEN** courses:

- 1) **S 03° 52' 00" W 332.92 feet**, along the east line of the quarter section and in Blough Road, to the northeast corner of Zachary D. Weinman and Danielle C. Zimmerly as described in official record volume 901, page 1518 – witnessed by a capped reference pin found N 86° 09' 49" W 25.00 feet.
- 2) **N 86° 09' 49" W 700.00 feet**, along the north line of Weinman and Zimmerly, to a capped pin found.
- 3) **S 03° 52' 00" W 317.37 feet**, along the west line of Weinman and Zimmerly, to a capped pin found.
- 4) **S 86° 09' 49" E 700.00 feet**, along the south line of Weinman and Zimmerly, to a point on the east line of the quarter section and in Blough Road – witnessed by a capped reference pin found N 86° 09' 49" W 25.00 feet.

- This parcel contains 67.404 acres** and is subject to the Access Easement described in official record volume _____, page _____.

Zimmerly description of 67.404 acres in Section 27, T-18N, R-12W, Milton Township,
Wayne County, Ohio

Prior Instrument: official record volume 780, page 631.

Permanent Parcel #: part of 36-01151.000

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All bearings are related and common with record survey WW-417.

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Edward A. Gasbarre 3/05/21
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March 5, 2021

Grantor(s): Dennis J. and Lois M. Zimmerly
8826 Pleasant Home Road
Sterling, OH 44276

Grantee:

BOUNDARY DESCRIPTION
55.259 Acres

Situated in the State of Ohio, County of Wayne, **Township of Milton**, in the **southwest quarter of Section 27, T-18N, R-12W**.

Being part of the land described in a deed to **Dennis J. and Lois M. Zimmerly** recorded in official record volume 780, page 631 of the Wayne County records.

Described as follows:

Beginning at a railroad spike found in the intersection of Blough Road (County Road 200) and Pleasant Home Road (County Road 48) marking the southeast corner of the southwest quarter of Section 27.

Thence with the following **NINETEEN** courses:

- 1) **N 86° 29' 02" W 562.36 feet**, along the south line of the quarter section and in Pleasant Home Road, to a railroad spike found at the southeast corner of Dennis J. and Lois Zimmerly as described in deed volume 684, page 3 – witnessed by a capped reference pin set **N 03° 31' 25" E 30.00 feet**.
- 2) **N 03° 31' 25" E 254.30 feet**, along the east line of Zimmerly, to a capped pin marked "Baker" found.
- 3) **S 81° 51' 38" W 188.00 feet**, along the northerly line of Zimmerly, to a capped pin marked "Baker" found.
- 4) **S 61° 49' 38" W 245.93 feet**, along the northerly line of Zimmerly, to a 5/8 inch diameter steel pin found.
- 5) **S 03° 31' 25" W 87.13 feet**, along the west line of Zimmerly, to a railroad spike found on the south line of the quarter section and in Pleasant Home Road – witnessed by a 5/8 inch diameter steel reference pin found **N 03° 31' 25" E 30.00 feet**.

- The aforementioned curve has the following properties
- | | |
|-----------------------------|---------------------------------|
| Central Angle = 19° 07' 18" | Chord Bearing = N 83° 13' 29" E |
| Radius = 497.00 feet | Chord Distance = 165.10 feet |

Zimmerly description of 55.259 acres in Section 27, T-18N, R-12W, Milton Township,
Wayne County, Ohio

This parcel contains 55.259 acres.


Prior Instrument: official record volume 780, page 631.

Permanent Parcel #: part of 36-01151.000

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 3/05/21
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