

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 2, 2021

Grantor(s): **Greg A. Bilek and Janice Johnson Bilek, co-trustees**

Grantee(s): **John Jelus and Judy Jelus**
906 Brunsdorph Rd.
Fairlawn, OH 44333

Boundary Description
14.643 Acres

Situated in the State of Ohio, County of Wayne, **Township of Wayne** in the **southeast quarter of Section 7, T-16N, R-13W.**

Being part of the land described in a deed to **Greg A. Bilek and Janice Johnson Bilek, Co-Trustees of the Bilek Family Trust U/A/D 5/5/2016** recorded in official record volume 882, page 298 of the Wayne County records.

Described as follows:

Commencing at 5/8 inch diameter iron pin found in the intersection of Hutton Road (Township Road 78) and Clear Creek Valley Road (Township Road 112), marking the southeast corner of the southeast quarter of Section 7.

Thence S 89° 38' 45" W 16.50 feet, along the south line of the quarter section and in Hutton Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found N 00° 50' 19" E 10.00 feet.

Thence with the following EIGHT courses:

- 1) **S 89° 38' 45" W 355.00 feet**, along the south line of the quarter section and in Hutton Road, to the southeast corner of Thomas A. Noletti, Trustee as described in official record volume 892, page 4812 – witnessed by a capped reference pin found N 00° 21' 15" W 30.00 feet.
- 2) **N 00° 21' 15" W 237.41 feet**, along the east line of Noletti, to a 5/8 inch diameter iron pin found in a stream bed.
- 3) **N 38° 16' 25" W 199.60 feet**, along a northeasterly line of Noletti, to a 1 inch diameter pinched iron pipe found.
- 4) **N 10° 59' 13" W 455.77 feet** to a capped pin set.
- 5) **N 17° 26' 50" W 292.12 feet** to a capped pin set.

Bilek description of 14.643 acres in Section 7, T-16N, R-13W, Wayne Twp.,
Wayne County, Ohio

- 6) **N 30° 48' 48" E 294.46 feet** to a capped pin set on the southwesterly line of J-Land Farms, LLC as described in official record volume 906, page 831.
- 7) **S 67° 25' 44" E 526.97 feet**, along the southwesterly line of J_Land Farms, to a capped pin set on the west line of Bowen Realty Holdings, LLC as described in official record volume 357, page 1282 and official record volume 357, page 1288.
- 8) **S 00° 50' 19" E 1168.76 feet**, along the west line of Bowen Realty Holdings, to the **Point of Beginning**.

This parcel contains 14.643 acres

Prior Instrument: Official record volume 882, page 298

Permanent Parcel #: part of 53-01552.002

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 936.

All bearings are related and common with record survey SS-569.

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.

 3/02/21

Edward A. Gasbarre, P.S. 7036

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