

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.)

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March 5, 2021

Grantor(s): **Alvin R. and Anna L. Miller**  
**10043 Eby Rd.**  
**Orrville, OH 44667**

Grantee(s):

Boundary Description  
**3.160 Acres**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southwest quarter of Section 14, T-16N, R-12W.**

Being part of the land described in a deed to **Alvin R. and Anna L. Miller** recorded in official record volume 272, page 688 of the Wayne County records.

Described as follows:

**Commencing** at stone monument found marking the southeast corner of the southwest quarter of Section 14.

Thence S 89° 46' 36" W 1068.16 feet, along the south line of the quarter section, to a capped pin marked "Baker 6938" found at the southeast corner of Andrew E. and Esther H. Yoder as described in deed volume 713, page 866 – witnessed by a stone monument found S 01° 46' 53" E 5.9 feet.

Thence N 01° 46' 53" W 983.94 feet, along the east line of Yoder, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following SIX courses:

- 1) N 01° 46' 53" W 303.79 feet, along the east line of Yoder, to a capped pin set.
- 2) N 88° 13' 07" E 455.03 feet, along the south line of Steven M. and Mary L. Miller as described in official record volume 807, page 943, to a capped pin found at the northeast corner of Alvin R. and Anna L. Miller as described in official record volume 272, page 688.
- 3) S 01° 03' 59" E 301.01 feet, along the east line of Miller, to a capped pin set.
- 4) S 89° 29' 09" W 66.35 feet to a capped pin set.
- 5) S 84° 28' 11" W 101.99 feet to a capped pin set.

Miller description of 3.160 acres in Section 14, T-16N, R-12W, East Union Twp.,  
Wayne County, Ohio

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6) S 88° 42' 18" W 283.18 feet to the **Point of Beginning**.

**This parcel contains 3.160 acres**, has no frontage on and public way but is benefitted by a 30 foot wide access easement described in official record volume 272, page 688.

**Prior Instrument: Official record volume 272, page 688.**

**Permanent Parcel #: 27-01893.001**

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 \_\_\_, page \_\_\_\_.

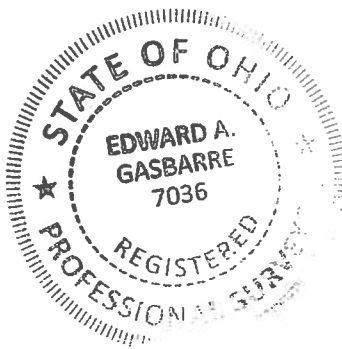
All bearings are related and common with record survey WW-462.

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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R.W.

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March 5, 2021

Grantor(s): **Alvin R. and Anna L. Miller**  
**10043 Eby Rd.**  
**Orrville, OH 44667**

Grantee(s):

Boundary Description  
**42.713 Acres**

Situated in the State of Ohio, County of Wayne, **Township of East Union** in the **southwest quarter of Section 14, T-16N, R-12W.**

Being all of the land described in a deed to **Alvin R. and Anna L. Miller** recorded in official record volume 843, page 2562 and part of the land in described in official record volume 272, page 688 of the Wayne County records.

Described as follows:

**Commencing** at stone monument found, marking the southeast corner of the southwest quarter of Section 14.

Thence S 89° 46' 36" W 218.34 feet, along the south line of the quarter section, to a capped pin found at the **Point of Beginning** for the parcel herein described.

Thence with the following SEVENTEEN courses:

- 1) S 89° 46' 36" W 849.82 feet, along the south line of the quarter section, to a capped pin marked "Baker 6938" found at the southeast corner of Andrew E. and Esther H. Yoder as described in deed volume 713, page 866 – witnessed by a stone monument found S 01° 46' 53" E 5.9 feet.
- 2) N 01° 46' 53" W 983.94 feet, along the east line of Yoder, to a capped pin set.
- 3) N 88° 42' 18" E 283.18 feet to a capped pin set.
- 4) N 84° 28' 11" E 101.99 feet to a capped pin set.
- 5) N 89° 29' 09" E 66.35 feet to a capped pin set on the east line of Alvin R. and Anna L. Miller as described in official record volume 272, page 688.
- 6) N 01° 03' 59" W 301.01 feet, along the east line of Miller, to a capped pin found.

- 7) **N 01° 46' 11" W 1370.84 feet**, along the east line of Steven M. and Mary L. Miller as described in official record volume 807, page 943, to a point on the north line of the quarter section and in Ely Road (Township Road 163) – witnessed by a capped reference pin found S 01° 46' 11" E 49.04 feet.
- 8) **S 89° 45' 15" E 212.69 feet**, along the north line of the quarter section and in Ely Road, to a railroad spike found at the northwest corner of Clair D. and Dorcas A. Bixler, Trustees as described in official record volume 413, page 847 – witnessed by a 1 inch diameter iron reference pipe found S 01° 46' 07" E 30.12 feet.
- 9) **S 01° 46' 07" E 320.58 feet**, along the west line of Bixler, to a capped pin set.
- 10) **S 89° 45' 29" E 400.14 feet**, along the south line of Bixler, to a point on the east line of the quarter section – witnessed by a 3/4 inch diameter pinched iron pipe found S 89° 45' 29" E 0.36 feet.
- 11) **S 01° 46' 37" E 1996.89 feet**, along the east line of the quarter section, to a capped pin found.
- 12) **S 89° 33' 19" E 986.39 feet**, into the southeast quarter of Section 14 and along the south line of Andrew A. and Alma E. Yoder and Allen E. and Kathy E. Yoder as described in official record volume 900, page 2801, to a point in Carr Road (County Road 94A) on the west line of Steven D. and Rebecca R. Miller as described in official record volume 850, page 2583 – witnessed by a capped reference pin found N 89° 33' 19" W 30.00 feet.
- 13) **S 15° 02' 53" W 31.00 feet**, along the west line of Miller and in Carr Road, to the northeast corner of Andrew A. and Alma E. Yoder and Allen E. and Kathy E. Yoder as described in official record volume 900, page 2798 – witnessed by a 5/8 inch diameter iron reference pin found N 89° 33' 19" W 30.00 feet.
- 14) **N 89° 33' 19" W 1007.43 feet**, along the north line of Yoder, the extension thereof and passing into the southwest quarter of Section 14 at a distance of 977.41 feet, to a capped pin set at an easterly corner of Ivan E. and Edna C. Schlabach as described in official record volume 329, page 1.
- 15) **N 01° 46' 37" W 315.32 feet**, along an east line of Schlabach, to a capped pin found.
- 16) **N 89° 46' 39" W 188.32 feet**, along a north line of Schlabach, to a capped pin set.
- 17) **S 01° 46' 37" E 642.23 feet**, along the west line of Schlabach, to the **Point of Beginning**.

Miller description of 42.713 acres in Section 14, T-16N, R-12W, East Union Twp.,  
Wayne County, Ohio

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**This parcel contains 42.713 acres** and is subject to the 30 foot wide access easements described in official record volume 272, page 688 and official record volume 329, page 1.

**Prior Instrument: Official record volume 843, page 2562 and official record volume 272, page 688.**

**Permanent Parcel #: 27-01893.000**

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 \_\_\_, page \_\_\_\_.

All bearings are related and common with record survey WW-462.

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 3/05/21

Edward A. Gasbarre, P.S. 7036

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