

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 22, 2021

**Grantor(s):** Gail Amstutz  
1095 Topsy Store Rd.  
Waynesboro, TN 38485

**Grantee(s):**

## BOUNDARY DESCRIPTION

### **Parcel 1** 4.322 Acres

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **northwest quarter of Section 35, T-19N, R-14W.**

Being part of the land described in deeds to **Gail Amstutz** recorded in official record volume 913, page 1191 and official record volume 921, page 1601 of the Wayne County records.

Described as follows:

**Commencing** at a railroad spike found in Jefferson Road (Township Road 157) marking the center of Section 35.

Thence N 87° 10' 51" W 1328.15 feet, along the south line of the quarter section, to a 2 inch diameter steel pipe found in Kister Road (Township Road 34).

Thence N 87° 27' 18" W 29.47 feet, along the south line of the quarter section and in Kister Road, to the southeast corner of Leonard J. and Janet A. Nussbaum, Trustees as described in official record volume 899, page 3184.

Thence N 48° 52' 58" W 440.99 feet, along the easterly line of Nussbaum and in Kister Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 41° 07' 02" E 30.00 feet.

Thence with the following EIGHT courses:

- 1) **N 48° 52' 58" W 250.99 feet**, along the easterly line of Nussbaum and in Kister Road, to the southerly corner of Luke J. Nussbaum as described in official record volume 720, page 2280 – witnessed by a 5/8 diameter steel reference pin found N 27° 14' 53" E 28.77 feet.
- 2) **N 27° 14' 53" E 272.61 feet**, along the easterly line of Nussbaum, to a capped pin marked "Lingenfelter" found on the south line of John L. and Linda S. Skalsky as described in official record volume 919, page 3678.

Amstutz description of 4.322 acres in the Section 35, T-19N, R-14W, Plain Township,  
Wayne County, Ohio

---

- 3) S 87° 32' 35" E 619.46 feet, along the south line of Skalsky, to a capped pin marked "Lingenfelter " found.
- 4) S 34° 26' 00" W 66.55 feet, along the westerly line of Doyle Morris as described in official record volume 921, page 5520, to a capped pin set.
- 5) S 78° 33' 37" E 23.56 feet, along the westerly line of Morris, to a capped pin set.
- 6) S 59° 11' 55" E 150.02 feet, along the westerly line of Morris, to a capped pin set.
- 7) S 76° 39' 32" W 590.39 feet to a capped pin set.
- 8) S 41° 07' 02" W 143.67 feet to the **Point of Beginning**.

**This parcel contains 4.322 acres.**


**Prior Instrument: official record volume 913, page 1191 and official record volume 921, page 1601.**

**Permanent Parcel #: part of 43-00803.008**

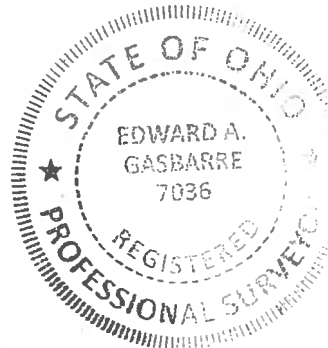
This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 2021, on behalf of R. W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume WW page 954

All bearings are related and common with record survey WW-885.

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.

 3/22/21  
Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K20\job135\Amstutz 4.322 Ac 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

March 22, 2021

**Grantor(s):** Gail Amstutz  
1095 Topsy Store Rd.  
Waynesboro, TN 38485

**Grantee(s):**

## BOUNDARY DESCRIPTION

**Parcel 2** **4.321 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **northwest quarter of Section 35, T-19N, R-14W.**

Being part of the land described in deeds to **Gail Amstutz** recorded in official record volume 913, page 1191 and official record volume 921, page 1601 of the Wayne County records.

Described as follows:

**Commencing** at a railroad spike found in Jefferson Road (Township Road 157) marking the center of Section 35.

Thence N 87° 10' 51" W 1328.15 feet, along the south line of the quarter section, to a 2 inch diameter steel pipe found in Kister Road (Township Road 34).

Thence N 87° 27' 18" W 29.47 feet, along the south line of the quarter section and in Kister Road, to the southeast corner of Leonard J. and Janet A. Nussbaum, Trustees as described in official record volume 899, page 3184.

Thence N 48° 52' 58" W 190.00 feet, along the easterly line of Nussbaum and in Kister Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 41° 07' 02" E 30.00 feet.

Thence with the following EIGHT courses:

- 1) **N 48° 52' 58" W 250.99 feet**, along the easterly line of Nussbaum and in Kister Road, to a point – witnessed by a capped reference pin set N 41° 07' 02" E 30.00 feet.
- 2) **N 41° 07' 02" E 143.67 feet** to a capped pin set.
- 3) **N 76° 39' 32" E 590.39 feet** to a capped pin set on the westerly line of Doyle Morris as described in official record volume 921, page 5520.
- 4) **S 37° 47' 06" E 268.79 feet**, along the westerly line of Morris, to a capped pin set.

Amstutz description of 4.321 acres in the Section 35, T-19N, R-14W, Plain Township,  
Wayne County, Ohio

---

- 5) S 20° 14' 20" E 75.02 feet, along the westerly line of Morris, to a capped pin set.
- 6) S 05° 30' 01" E 33.29 feet, along the westerly line of Morris, to a point in a 10 inch diameter walnut tree – witnessed by capped reference pin set N 87° 10' 51" W 5.00 feet.
- 7) N 87° 10' 51" W 568.30 feet to a capped pin set.
- 8) S 41° 07' 02" W 161.30 feet to the Point of Beginning.

**This parcel contains 4.321 acres.**

**Prior Instrument: official record volume 913, page 1191 and official record volume 921, page 1601.**

**Permanent Parcel #: part of 43-00803.008**

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 954

All bearings are related and common with record survey WW-885.

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 8/22/21

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K20\job135\Amstutz 4.321 Ac 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

March 22, 2021

**Grantor(s):** Gail Amstutz  
1095 Topsy Store Rd.  
Waynesboro, TN 38485

**Grantee(s):**

## BOUNDARY DESCRIPTION

**Parcel 3** **3.500 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Plain** in the **northwest quarter of Section 35, T-19N, R-14W.**

Being part of the land described in deeds to **Gail Amstutz** recorded in official record volume 913, page 1191 and official record volume 921, page 1601 of the Wayne County records.

Described as follows:

**Commencing** at a railroad spike found in Jefferson Road (Township Road 157) marking the center of Section 35.

Thence N 87° 10' 51" W 802.76 feet, along the south 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) N 87° 10' 51" W 525.39 feet, along the south line of the quarter section, to a 2 inch diameter steel pipe found in Kister Road (Township Road 34).
- 2) N 87° 27' 18" W 29.47 feet, along the south line of the quarter section and in Kister Road, to the southeast corner of Leonard J. and Janet A. Nussbaum, Trustees as described in official record volume 899, page 3184.
- 3) N 48° 52' 58" W 190.00 feet, along the easterly line of Nussbaum and in Kister Road, to a point – witnessed by a capped reference pin set N 41° 07' 02" E 30.00 feet.
- 4) N 41° 07' 02" E 161.30 feet to a capped pin set.
- 5) N 87° 10' 51" E 568.30 feet to a point in a 10 inch diameter walnut tree on the westerly line of Doyle Morris as described in official record volume 921, page 5520 – witnessed by capped reference pin set N 87° 10' 51" W 5.00 feet.
- 6) S 05° 30' 01" E 246.79 feet, along the westerly of Morris, to the **Point of Beginning**.

Amstutz description of 3.500 acres in the Section 35, T-19N, R-14W, Plain Township,  
Wayne County, Ohio

---

**This parcel contains 3.500 acres.**

**Prior Instrument: official record volume 913, page 1191 and official record volume 921, page 1601.**

**Permanent Parcel #: part of 43-00803.008**

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 954

All bearings are related and common with record survey WW-885.

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 3/22/21

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K20\job135\Amstutz 3.500 Ac Legal.docx

