

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

May 7, 2021

Grantor(s): **Philip and Elaine Dixon**
12636 Seville Road
Sterling, OH 44276

Grantee(s):

Boundary Description
0.059 Acres

Situated in the State of Ohio, County of Wayne, **Township of Milton** in the **northeast quarter of Section 17, T-18N, R-12W.**

Being part of the land described in a deed to **Philip and Elaine Dixon** as recorded in official record volume 907, page 2849 of the Wayne County records.

Described as follows:

Commencing at a 1 inch diameter iron torsion bar found marking the southeast corner of the northeast quarter of Section 17.

Thence S 89° 58' 02" W 636.88 feet, along the south line of the quarter section, to a point in Seville Road (County Road 60) at a southwesterly corner of Carl E. and Carol E. Steiner, Trustees as described in official record volume 711, page 1504 – witnessed by a capped reference pin found N 89° 58' 02" E 31.96 feet.

Thence N 22° 43' 40" E 209.81 feet, along a westerly line of Steiner and in Seville Road, to the northeast corner of Colt Matthew and Kelsey Alexandra Quillin as described in official record volume 911, page 2818 – witnessed by a capped reference pin marked "Rudolph 6449" found N 75° 11' 32" W 30.21 feet.

Thence N 75° 11' 32" W 113.22 feet, along a northerly line of Quillin, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FIVE courses:

- 1) **N 75° 11' 32" W 80.81 feet**, along a northerly line of Quillin, to a capped pin marked "Rudolph 6449" found.
- 2) **S 34° 31' 58" W 78.84 feet**, along a westerly line of Quillin, to a capped pin marked "Rudolph 6449" found.

Dixon description of 0.059 acres in Section 16, T-18N, R-12W, Milton Twp.,
Wayne County, Ohio

- 3) N 67° 41' 20" W 19.70 feet, along a northerly line of Quillin, to a capped pin marked "Rudolph 6449" found.
- 4) N 28° 18' 20" E 88.30 feet, along an easterly line of Quillin, to a point – witnessed by a capped pin marked "Rudolph 6449" found N 28° 18' 20" E 1.33 feet.
- 5) S 67° 34' 40" E 107.29 feet to the **Point of Beginning**.

This parcel contains 0.059 acres and has no frontage on any public way.

Prior Instrument: official record volume 907, page 2849.

Permanent Parcel #: part of 36-01292.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in May 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 982

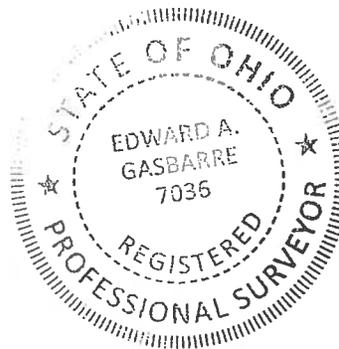
All bearings are related and common with record survey VV-253

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, P.S. 7036

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May 7, 2021

Grantor(s): **Colt Matthew and Kelsey Alexandra Quillin**
12626 Seville Road
Sterling, OH 44276

Grantee(s):

Boundary Description
1.800 Acres

Situated in the State of Ohio, County of Wayne, **Township of Milton** in the **northeast quarter of Section 17, T-18N, R-12W.**

Being part of the land described in a deed to **Colt Matthew and Kelsey Alexandra Quillin** as recorded in official record volume 911, page 2818 and all of the land described in official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a 1 inch diameter iron torsion bar found marking the southeast corner of the northeast quarter of Section 17.

Thence S 89° 58' 02" W 636.88 feet, along the south line of the quarter section, to a point in Seville Road (County Road 60) and at a southeasterly corner of Rex A. and Carol J. Young as described in official record volume 922, page 3171 – witnessed by a capped reference pin found N 89° 58' 02" E 31.96 feet.

Thence N 22° 43' 40" E 59.81 feet, along an easterly line of Young and in Seville Road, to an iron railroad spike found at the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found N 89° 57' 21" W 32.52 feet.

Thence with the following SEVEN courses:

- 1) N 89° 57' 21" W 353.08 feet along a northerly line of Young, to a capped pin set at a southeasterly corner of Alan R. Steiner as described in official record volume 810, page 24.
- 2) N 22° 41' 42" E 193.61 feet, along an easterly line of Steiner, to a capped pin set.
- 3) N 67° 18' 18" W 155.00 feet, along a northerly line of Steiner, to a capped pin set.
- 4) N 22° 41' 42" E 75.07 feet, along an easterly line of Steiner, to a capped pin set.

Quillin description of 1.800 acres in Section 16, T-18N, R-12W, Milton Twp.,
Wayne County, Ohio

- 5) S 67° 34' 40" E 368.79 feet to a capped pin set on a southerly line of Philip and Elaine Dixon as described in official record volume 907, page 2849.
- 6) S 75° 11' 32" E 113.22 feet, along a southerly line of Dixon, to a point in Seville Road and on a west line of Carl E. and Carol E. Steiner, Trustees as described in official record volume 711, page 1504 – witnessed by a capped reference pin marked "Rudolph 6449" found N 75° 11' 32" W 30.21 feet.
- 7) S 22° 43' 40" W 150.00 feet, along a westerly line of Steiner and in Seville Road, to the Point of Beginning.

This parcel contains 1.800 acres, a portion of this property lies within a known floodplain.

Prior Instrument: official record volume 911, page 2818 and official record volume ____, page ____.

Permanent Parcel #: 36-01292.002

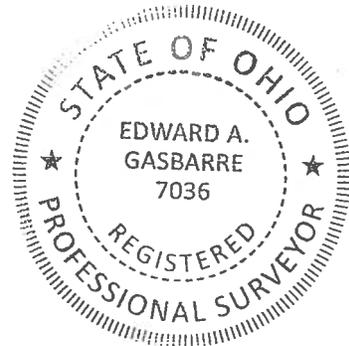
This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in May 2021, on behalf of R. W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume ~~WW~~ page 982.

All bearings are related and common with record survey VV-253

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.

 5/17/21
Edward A. Gasbarre, P.S. 7036

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May 7, 2021

Grantor(s): **Colt Matthew and Kelsey Alexandra Quillin**
12626 Seville Road
Sterling, OH 44276

Grantee(s):

Boundary Description
0.144 Acres

Situated in the State of Ohio, County of Wayne, **Township of Milton** in the **northeast quarter of Section 17, T-18N, R-12W.**

Being part of the land described in a deed to **Colt Matthew and Kelsey Alexandra Quillin**, as recorded in official record volume 911, page 2818 of the Wayne County records.

Described as follows:

Commencing at a 1 inch diameter iron torsion bar found marking the southeast corner of the northeast quarter of Section 17.

Thence S 89° 58' 02" W 636.88 feet, along the south line of the quarter section, to a point in Seville Road (County Road 60) at a southwesterly corner of Carl E. and Carol E. Steiner, Trustees as described in official record volume 711, page 1504 – witnessed by a capped reference pin found N 89° 58' 02" E 31.96 feet.

Thence N 22° 43' 40" E 209.81 feet, along a westerly line of Steiner and in Seville Road, to the southeast corner of Philip and Elaine Dixon as described in official record volume 907, page 2849 – witnessed by a capped reference pin marked "Rudolph 6449" found N 75° 11' 32" W 30.21 feet.

Thence N 75° 11' 32" W 113.22 feet, along a southerly line of Dixon, to a capped pin set.

Thence N 67° 34' 40" W 107.29 feet to the **Point of Beginning** for the parcel herein described.

Thence with the following FIVE courses:

- 1) **N 67° 34' 40" W 261.50 feet** to a capped pin set on an easterly line of Alan R. Steiner as described in official record volume 810, page 24.
- 2) **N 22° 41' 42" E 24.93 feet**, along an easterly line of Steiner, to a capped pin set on a southerly line of said Dixon.

Quillin description of 0.144 acres in Section 16, T-18N, R-12W, Milton Twp.,
Wayne County, Ohio

- 3) S 67° 34' 41" E 240.75 feet, along a southerly line of Dixon, to a capped pin marked "Rudolph 6449" pin found.
- 4) S 18° 55' 21" E 31.45 feet, along a westerly line of Dixon, to a capped pin marked "Rudolph 6449" found.
- 5) S 28° 18' 20" W 1.33 feet, along a westerly line of Dixon, to the **Point of Beginning**.

This parcel contains 0.144 acres and has no frontage on any public way.

Prior Instrument: official record volume 911, page 2818

Permanent Parcel #: part of 36-01292.002

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in May 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 982

All bearings are related and common with record survey VV-253

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, P.S. 7036

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May 7, 2021

Grantor(s): **Philip and Elaine Dixon**
12636 Seville Road
Sterling, OH 44276

Grantee(s):

Boundary Description
2.594 Acres

Situated in the State of Ohio, County of Wayne, **Township of Milton** in the **northeast quarter of Section 17, T-18N, R-12W.**

Being part of the land described in a deed to **Philip and Elaine Dixon** as recorded in official record volume 907, page 2849 and all of the land described in official record volume ____, page ____ of the Wayne County records.

Described as follows:

Commencing at a 1 inch diameter iron torsion bar found, marking the southeast corner of the northeast quarter of Section 17.

Thence S 89° 58' 02" W 636.88 feet, along the south line of the quarter section, to a point in Seville Road (County Road 60) at a southwesterly corner of Carl E. and Carol E. Steiner, Trustees as described in official record volume 711, page 1504 – witnessed by a capped reference pin found N 89° 58' 02" E 31.96 feet.

Thence N 22° 43' 40" E 209.81 feet, along a westerly line of Steiner and in Seville Road, to the southeast corner of Philip and Elaine Dixon as described in official record volume 907, page 2849, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin marked "Rudolph 6449" found N 75° 11' 32" W 30.21 feet.

Thence with the following SEVEN courses:

- 1) N 75° 11' 32" W 113.22 feet, along a southerly line of Dixon, to a capped pin set.
- 2) N 67° 34' 40" W 368.79 feet to a capped pin set on an easterly line of Alan R. Steiner as described in official record volume 810, page 24.
- 3) N 22° 41' 42" E 24.93 feet, along an easterly line of Steiner, to a capped pin set.

Dixon description of 2.594 acres in Section 16, T-18N, R-12W, Milton Twp.,
Wayne County, Ohio

- 4) **N 67° 34' 41" W 246.00 feet**, along a northerly line of Steiner, to a 5/8 inch diameter iron pin found.
- 5) **N 22° 44' 43" E 140.07 feet**, along an easterly line of Steiner, to a 3/4 inch diameter iron pin found at the southwesterly corner of Larry D. and Marianne Blough as described in official record volume 618, page 461.
- 6) **S 67° 34' 40" E 726.91 feet**, along the southerly line of Blough, to a point on a westerly line of said Carl E. and Carol E. Steiner, Trustees and in Seville Road – witnessed by a 3/4 inch diameter iron reference pin found N 67° 34' 40" W 29.96 feet.
- 7) **S 22° 43' 40" W 150.00 feet**, along a westerly line of Steiner and in Seville Road, to the **Point of Beginning**.

This parcel contains 2.594 acres

Prior Instrument: official record volume 907, page 2849 and official record volume ___, page ___.

Permanent Parcel #: 36-01292.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in May 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 982

All bearings are related and common with record survey VV-253

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.

 5/07/21

Edward A. Gasbarre, P.S. 7036

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