

BOUNDARY DESCRIPTION
1.435 Acres

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **southwest quarter of Section 10, T-15N, R-11W.**

Being part of the land described in deeds to **John C. and Patti S. Masters** recorded in deed volume 707, page 881 and deed volume 712, page 799 of the Wayne County records.

Described as follows:

Commencing at an iron axle found marking the northeast corner of the southwest quarter of Section 10.

Thence S 01° 21' 21" W 984.62 feet, along the east line of the quarter section, to a capped pin marked "Long 7115" found at the northeast corner of John C. and Patti S. Masters as described in deed volume 707, page 881 and deed volume 712, page 799.

Thence N 87° 14' 16" W 335.87 feet, along a northerly line of Masters, to a 3/4 inch diameter pinched iron pipe found.

Thence N 88° 06' 48" W 532.97 feet, along a northerly line of Masters, to a point in Mt. Eaton Road.

Thence S 03° 04' 21" W 138.22 feet, leaving the line of Masters with the approximate centerline of Mt. Eaton Road, to the **Point of Beginning** of the parcel herein described – witnessed by a capped reference pin set N 87° 51' 12" W 30.00 feet.

Thence with the following FOUR courses:

- 1) **S 03° 04' 21" W 253.60 feet**, with the approximate centerline of Mt. Eaton Road, to a point – witnessed by a capped reference pin set N 86° 58' 57" W 35.40 feet.
- 2) **N 86° 58' 57" W 243.44 feet** to a capped pin set.
- 3) **N 00° 52' 13" E 249.93 feet** to a capped pin set.
- 4) **S 87° 51' 12" E 253.08 feet** to the **Point of Beginning**.

This parcel contains 1.435 acres.

Prior Instrument: deed volume 707, page 881 and deed volume 712, page 799.

Permanent Parcel #: part of 39-00343.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in August of 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 XX, page 91.

All bearings are related and common with record survey WW-177.

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 8/27/21

Edward A. Gasbarre, P.S. 7036

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15 feet wide Sanitary Sewer Easement

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **southwest quarter of Section 10, T-15N, R-11W.**

Being part of the land described in deeds to **John C. and Patti S. Masters** recorded in deed volume 707, page 881 and deed volume 712, page 799 of the Wayne County records.

Being a strip of land lying between parallel lines located 7.5 feet on each side of the following described centerline along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

Commencing at an iron axle found marking the northeast corner of the southwest quarter of Section 10.

Thence S 01° 21' 21" W 984.62 feet, along the east line of the quarter section, to a capped pin marked "Long 7115" found at the northeast corner of John C. and Patti S. Masters as described in deed volume 707, page 881 and deed volume 712, page 799.

Thence N 87° 14' 16" W 335.87 feet, along a northerly line of Masters, to a 3/4 inch diameter pinched iron pipe found.

Thence N 88° 06' 48" W 532.97 feet, along a northerly line of Masters, to a point in Mt. Eaton Road.

Thence S 03° 04' 21" W 138.22 feet, leaving the line of Masters with the approximate centerline of Mt. Eaton Road, to a point – witnessed by a capped reference pin set N 87° 51' 12" W 30.00 feet.

Thence N 87° 51' 12" W 215.11 feet to the **Point of Beginning** for the easement herein described.

Thence with the following course:

- 1) N 04° 28' 15" E 69.22 feet and there terminate.

Prior Instrument: deed volume 707, page 881 and deed volume 712, page 799.

Permanent Parcel #: part of 39-00343.000

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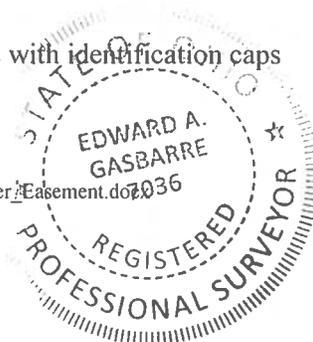
All bearings are related and common with record survey WW-177.

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Edward A. Gasbarre, P.S. 7036

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15 feet wide Water Source Collection Easement

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **southwest quarter of Section 10, T-15N, R-11W.**

Being part of the land described in deeds to **John C. and Patti S. Masters** recorded in deed volume 707, page 881 and deed volume 712, page 799 of the Wayne County records.

Being a strip of land lying between parallel lines located 15 feet westerly of the following described east side along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

Commencing at an iron axle found marking the northeast corner of the southwest quarter of Section 10.

Thence S 01° 21' 21" W 984.62 feet, along the east line of the quarter section, to a capped pin marked "Long 7115" found at the northeast corner of John C. and Patti S. Masters as described in deed volume 707, page 881 and deed volume 712, page 799.

Thence N 87° 14' 16" W 335.87 feet, along a northerly line of Masters, to a 3/4 inch diameter pinched iron pipe found.

Thence N 88° 06' 48" W 532.97 feet, along a northerly line of Masters, to a point in Mt. Eaton Road.

Thence S 03° 04' 21" W 391.82 feet, leaving the line of Masters with the approximate centerline of Mt. Eaton Road, to a point – witnessed by a capped reference pin set N 86° 58' 57" W 35.40 feet.

Thence N 86° 58' 57" W 243.44 feet to a capped pin set at the **Point of Beginning** for the easement herein described.

Thence with the following course:

- 1) S 23° 00' 54" W 146.22 feet and there terminate.

Prior Instrument: deed volume 707, page 881 and deed volume 712, page 799.

Permanent Parcel #: part of 39-00343.000

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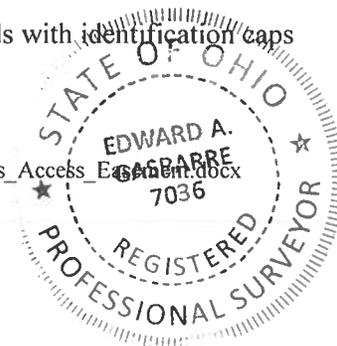
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 8/27/21

Edward A. Gasbarre, P.S. 7036

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20 feet wide Access Easement Description

Situated in the State of Ohio, County of Wayne, **Township of Paint** in the **southwest quarter of Section 10, T-15N, R-11W.**

Being part of the land described in deeds to **John C. and Patti S. Masters** recorded in deed volume 707, page 881 and deed volume 712, page 799 of the Wayne County records.

Being a strip of land lying between parallel lines located 10 feet on each side of the following described centerline along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

Commencing at an iron axle found marking the northeast corner of the southwest quarter of Section 10.

Thence S 01° 21' 21" W 984.62 feet, along the east line of the quarter section, to a capped pin marked "Long 7115" found at the northeast corner of John C. and Patti S. Masters as described in deed volume 707, page 881 and deed volume 712, page 799.

Thence N 87° 14' 16" W 335.87 feet, along a northerly line of Masters, to a 3/4 inch diameter pinched iron pipe found.

Thence N 88° 06' 48" W 532.97 feet, along a northerly line of Masters, to a point in Mt. Eaton Road.

Thence S 03° 04' 21" W 294.38 feet, leaving the line of Masters with the approximate centerline of Mt. Eaton Road, to the **Point of Beginning** for the easement herein described.

Thence with the following THREE courses:

- 1) N 86° 42' 17" W 71.31 feet to a point.
- 2) S 83° 57' 54" W 89.55 feet to a point.
- 3) S 60° 20' 16" W 100.85 feet to the west line of a 1.435 acre parcel and there terminate.

Prior Instrument: deed volume 707, page 881 and deed volume 712, page 799.

Permanent Parcel #: part of 39-00343.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in August of 2021, on behalf of R.W. Gasbarre & Associates, Inc.

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All bearings are related and common with record survey WW-177.

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Edward A. Gasbarre 8/27/21

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