

Boundary Description
0.705 Acres

Situated in the State of Ohio, County of Wayne, **Township of Baughman** in the **northeast quarter of Section 31, T-17N, R-11W**.

Being part of the land described in a deed to **Melvin D. and Miriam R. Wenger** recorded in official record volume 914, page 3350 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter iron pin found in the intersection of Church Road (County Road 7) and Wayne Street (Township Road 119) marking the southwest corner of the northeast quarter of Section 31.

Thence S 86° 13' 03" E 893.21 feet, along the south line of the quarter section and in Church Road, to the southwest corner of a 6.720 acre parcel described in a deed to Melvin D. and Miriam R. Wenger recorded in official record volume 914, page 3350 – witnessed by a 5/8 inch diameter iron reference pin found N 04° 32' 56" E 25.08 feet.

Thence N 04° 32' 56" E 647.47 feet, along the west line of the 6.720 acre parcel, to a capped pin set at the **Point of Beginning** for the parcel herein described – witnessed by a 5/8 inch diameter steel pin found S 04° 32' 56" E 83.36 feet

Thence with the following FOUR courses:

- 1) **N 04° 32' 56" E 69.83 feet**, along the west line of the 6.720 acre parcel, to a capped pin set on the south line of E. Gene and Amy L. Nussbaum as described in official record volume 533, page 1257.
- 2) **S 86° 12' 52" E 439.19 feet**, along the south line of Nussbaum, to a 5/8 inch diameter steel pin found on the west line of E. Gene aka Gene R. Nussbaum as described in deed volume 680, page 606.
- 3) **S 03° 39' 09" W 69.82 feet**, along a west line of Nussbaum, to capped pin set – witnessed by a 5/8 inch diameter steel pin found S 03° 39' 09" W 83.32 feet.
- 4) **N 86° 12' 52" W 440.29 feet** to the **Point of Beginning**.

This parcel contains 0.705 acres and has no frontage on any public way.

Prior Instrument: official record volume 914, page 3350.

Permanent Parcel #: part of 04-00820.001

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in December 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 119

All bearings are related and common with record survey WW-779.

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 12/07/21
Edward A. Gasbarre, P.S. 7036

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Boundary Description
15.474 Acres

Situated in the State of Ohio, County of Wayne, **Township of Baughman** in the **northeast quarter of Section 31, T-17N, R-11W.**

Being part of the land described in a deed to **Melvin D. and Miriam R. Wenger** recorded in official record volume 914, page 3350 of the Wayne County records.

Described as follows:

Beginning at a 5/8 inch diameter iron pin found in the intersection of Church Road (County Road 7) and Wayne Street (Township Road 119) marking the southwest corner of the northeast quarter of Section 31.

Thence with the following SIX courses:

- 1) **N 03° 57' 21" E 717.29 feet**, along the west line of the quarter section and in Wayne Street, to the southwest corner of E. Gene and Amy L. Nussbaum as described in official record volume 533, page 1257 – witnessed by a capped reference pin set S 86° 12' 52" E 21.58 feet.
- 2) **S 86° 12' 52" E 1339.82 feet**, along the south line of Nussbaum, to a 5/8 inch diameter steel pin found on the west line of E. Gene aka Gene R. Nussbaum as described in deed volume 680, page 606.
- 3) **S 03° 39' 09" W 69.82 feet**, along the west line of Nussbaum, to a capped pin set – witnessed by a 5/8 inch diameter steel pin found S 03° 39' 09" W 83.32 feet.
- 4) **N 86° 12' 52" W 440.29 feet** to a capped pin set on the east line of a 14.769 acre parcel described in a deed to Melvin D. and Miriam R. Wenger recorded in official record volume 914, page 3350 – witnessed by a 5/8 inch diameter steel pin found S 04° 32' 56" W 83.36 feet.
- 5) **S 04° 32' 56" W 647.47 feet**, along the east line of the 14.769 acre parcel, to a point on the south line of the quarter section and in Church Road – witnessed by a 5/8 inch diameter iron reference pin found N 04° 32' 56" E 25.08 feet.
- 6) **N 86° 13' 03" W 893.21 feet**, along the south line of the quarter section and in Church Road, to the **Point of Beginning**.

This parcel contains 15.474 acres.

Prior Instrument: official record volume 914, page 3350.

Permanent Parcel #: all of 04-00820.002

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in December 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 XV, page 119.

All bearings are related and common with record survey WW-779.

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 12/6/21

Edward A. Gasbarre, P.S. 7036

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Boundary Description
6.015 Acres

Situated in the State of Ohio, County of Wayne, **Township of Baughman** in the **northeast quarter of Section 31, T-17N, R-11W.**

Being part of the land described in a deed to **Melvin D. and Miriam R. Wenger** recorded in official record volume 914, page 3350 of the Wayne County records.

Described as follows:

Commencing at a 5/8 inch diameter iron pin found in the intersection of Church Road (County Road 7) and Wayne Street (Township Road 119) marking the southwest corner of the northeast quarter of Section 31.

Thence S 86° 13' 03" E 893.21 feet, along the south line of the quarter section and in Church Road, to the southwest corner of a 6.720 acre parcel described in a deed to Melvin D. and Miriam R. Wenger recorded in official record volume 914, page 3350, the **Point of Beginning** for the parcel herein described – witnessed by a 5/8 inch diameter iron reference pin found N 04° 32' 56" E 25.08 feet.

Thence with the following SEVEN courses:

- 1) **N 04° 32' 56" E 647.47 feet**, along the west line of the 6.720 acre parcel, to a capped pin set - witnessed by a 5/8 inch diameter steel pin found S 04° 32' 56" W 83.36 feet.
- 2) **S 86° 12' 52" E 440.29 feet** to a capped pin set on the west line of E. Gene aka Gene R. Nussbaum as described in deed volume 680, page 606 – witnessed by a 5/8 inch diameter steel pin found S 03° 39' 09" W 83.32 feet.
- 3) **S 03° 39' 09" W 450.24 feet**, along a west line of Nussbaum, to a 1 inch diameter crimped iron pipe found at the northeast corner of Nolan K. Hilty as described in deed volume 645, page 477 and others.
- 4) **N 86° 16' 10" W 100.13 feet**, along the north line of Hilty, to a 1 inch diameter crimped iron pipe found.
- 5) **S 35° 10' 53" W 76.11 feet**, along the northwesterly line of Hilty, to a 1 inch diameter crimped iron pipe found.
- 6) **S 03° 39' 44" W 132.10 feet**, along the west line of Hilty, to a point on the south line of the quarter section and in Church Road – witnessed by a 1 inch diameter crimped iron reference pin found N 03° 39' 44" E 25.20 feet.

7) **N 86° 13' 03" W 310.47 feet**, along the south line of the quarter section and in Church Road, to the **Point of Beginning**.

This parcel contains 6.015 acres

Prior Instrument: official record volume 914, page 3350.

Permanent Parcel #: part of 04-00820.001

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in December 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 ~~XV~~, page 119.

All bearings are related and common with record survey WW-779.

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 12/07/21

Edward A. Gasbarre, P.S. 7036

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