

Boundary Description
2.484 Acres

Situated in the State of Ohio, County of Wayne, **Township of Green** in the **southeast quarter of Section 10, T-17N, R-12W.**

Being part of the land described in deeds to **Zimmerly Family Farm, LLC** recorded in official record volume 590, pages 1990 and 1995 of the Wayne County records.

Described as follows:

Commencing at a 1/2 inch square bolt found in Chippewa Road (County Road 145) marking the northeast corner of the southeast quarter of Section 10.

Thence S 06° 33' 00" W 827.80 feet, along the east line of the quarter section and in Chippewa Road, to the northeast corner of Kirk E. Bulgrin, Trustee as described in official record volume 805, page 2604 – witnessed by a railroad spike found N 86° 24' 43" E 0.93 feet.

Thence S 86° 24' 43" W 257.07 feet, along the north line of Bulgrin, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) **S 06° 37' 31" W 488.90 feet**, along the west line of Bulgrin, to a capped pin set at the southwest corner thereof.
- 2) **N 85° 03' 09" W 229.51 feet**, along the north line of Roger C. and Nancy J. Winey as described in official record volume 669, page 2040, to a capped pin set.
- 3) **N 06° 37' 31" E 454.29 feet** to a capped pin set.
- 4) **N 86° 24' 43" E 233.11 feet** to the **Point of Beginning**.

This parcel contains 2.484 acres and has no frontage on any public way.

This parcel is benefited by the 30 feet wide Access Easement described in official record volume 939, page 3649

Prior Instrument: official record volume 590, pages 1990 and 1995.

Permanent Parcel #: part of 31-00960.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in January 2022, 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 172.

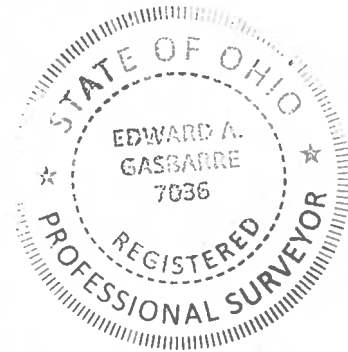
All bearings are related and based on the east line of the quarter section according to record survey V-123.

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 1/10/22

Edward A. Gasbarre, P.S. 7036

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30 feet wide Access Easement

Situated in the State of Ohio, County of Wayne, Township of Green in the southeast quarter of Section 10, T-17N, R-12W.

Being part of the land described in deeds to **Zimmerly Family Farm, LLC** recorded in official record volume 590, pages 1990 and 1995 of the Wayne County records.

More particularly, being a strip of land lying between parallel lines located 30 feet on the north side of the following described line along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

Commencing at a 1/2 inch square bolt found in Chippewa Road (County Road 145) marking the northeast corner of the southeast quarter of Section 10.

Thence S 06° 33' 00" W 827.80 feet, along the east line of the quarter section and in Chippewa Road, to the northeast corner of Kirk E. Bulgrin, Trustee as described in official record volume 805, page 2604, the **Point of Beginning** for the easement herein described – witnessed by a railroad spike found N 86° 24' 43" E 0.93 feet.

Thence with the following course:

- 1) S 86° 24' 43" W 490.18 feet, along the north line of Bulgrin and the extension thereof, to a capped pin set at the northwest corner of a 2.484 acre parcel and there **Terminate**.

Prior Instrument: official record volume 590, pages 1990 and 1995.

Permanent Parcel #: part of 31-00960.000

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 11/10/22

Edward A. Gasbarre, P.S. 7036

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