

BOUNDARY DESCRIPTION
20.458 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northeast quarter of Section 17, T-14N, R-13W**.

Being part of the land described in a deed to **Patrick A. Miller and Clifford B. Miller** recorded in official record volume 101, page 678 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pipe found in Clark Road (County Road 204) marking the northwest corner of the northeast quarter of Section 17 – witnessed by a capped reference pin found S 01° 47' 58" E 30.00 feet.

Thence S 88° 26' 49" E 803.22 feet, along the north line of the quarter section and in Clark Road, to a cotton gin spike set at the northwest corner of Buddee View Acres, LLC as described in official record volume 771, page 792, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found S 01° 03' 01" E 30.00 feet.

Thence with the following SIX courses:

- 1) **S 01° 03' 01" E 852.50 feet**, along a westerly line of Buddee View Acres, LLC, to a capped pin found.
- 2) **S 54° 40' 33" E 656.58 feet**, to a capped pin set on a westerly line of Buddee View Acres, LLC.
- 3) **S 01° 52' 54" E 1041.85 feet**, along a westerly line of Buddee View Acres, LLC, to a capped pin set.
- 4) **N 87° 53' 14" W 638.97 feet** to a capped pin set.
- 5) **N 01° 37' 34" W 2253.79 feet** to a point in Clark Road on the north line of the quarter section – witnessed by a capped reference pin set S 01° 37' 34" E 19.92 feet.
- 6) **S 88° 26' 49" E 117.00 feet**, along the north line of the quarter section and in Clark Road, to the **Point of Beginning**.

This parcel contains 20.458 acres.

Prior Instrument: official record volume 101 page 678.

Permanent Parcel #: 30-00576.000.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June of 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 278

All bearings are related and common with record survey RR-799.

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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BOUNDARY DESCRIPTION
30.702 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northeast quarter of Section 17, T-14N, R-13W**.

Being part of the land described in a deed to **Patrick A. Miller and Clifford B. Miller** recorded in official record volume 101, page 678 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pipe found in Clark Road (County Road 204) marking the northwest corner of the northeast quarter of Section 17 – witnessed by a capped reference pin found S 01° 47' 58" E 30.00 feet.

Thence S 88° 26' 49" E 40.07 feet, along the north line of the quarter section and in Clark Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 01° 47' 58" E 27.86 feet.

Thence with the following SIX courses:

- 1) **S 88° 26' 49" E 646.15 feet**, along the north line of the quarter section and in Clark Road, to a point – witnessed by a capped reference pin set S 01° 37' 34" E 19.92 feet.
- 2) **S 01° 37' 34" E 2253.79 feet** to a capped pin set.
- 3) **N 87° 53' 14" W 512.38 feet** to a capped pin set.
- 4) **N 02° 33' 44" W 885.96 feet** to a capped pin set.
- 5) **N 89° 48' 50" W 115.32 feet** to a capped pin set.
- 6) **N 01° 47' 58" W 1366.73 feet**, forty feet east of and parallel with the west line of the quarter section, to the **Point of Beginning**.

This parcel contains 30.702 acres and is subject to the Access Easement described in official record volume ____, page ____

Prior Instrument: official record volume 101 page 678.

Permanent Parcel #: part of 30-00576.000.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June of 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 278

All bearings are related and common with record survey RR-799.

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 6/30/22
Edward A. Gasbarre, P.S. 7036

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Access Easement Description

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northeast quarter of Section 17, T-14N, R-13W.**

Being part of the land described in a deed to **Patrick A. Miller and Clifford B. Miller** recorded in official record volume 101, page 678 of the Wayne County records.

Described follows:

Commencing at a one inch diameter steel pipe found in Clark Road (County Road 204) marking the northwest corner of the northeast quarter of Section 17 – witnessed by a capped reference pin found S 01° 47' 58" E 30.00 feet.

Thence S 88° 26' 49" E 40.07 feet, along the north line of the quarter section and in Clark Road, to the **Point of Beginning** for the easement herein described – witnessed by a capped reference pin set S 01° 47' 58" E 27.86 feet.

Thence with the following FOUR courses:

- 1) S 88° 26' 49" E 40.07 feet, along the north line of the quarter section and in Clark Road, to a point.
- 2) S 01° 47' 58" E 47.50 feet to a point.
- 3) S 73° 48' 53" W 41.29 feet point on the west line of a 30.702 acre parcel.
- 4) N 01° 47' 58" W 60.10 feet, along the west line of the 30.702 acre parcel, to the **Point of Beginning**.

Prior Instrument: official record volume 101 page 678.

Permanent Parcel #: part of 30-00576.000.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June of 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 278. All bearings are related and common with record survey RR-799.

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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BOUNDARY DESCRIPTION
27.585 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northeast and northwest quarters of Section 17, T-14N, R-13W.**

Being part of the land described in a deed to **Patrick A. Miller and Clifford B. Miller** recorded in official record volume 101, page 678 of the Wayne County records.

Described as follows:

Beginning at a one inch diameter steel pipe found in Clark Road (County Road 204) marking the northwest corner of the northeast quarter of Section 17 – witnessed by a capped reference pin found S 01° 47' 58" E 30.00 feet.

Thence with the following TEN courses:

- 1) **S 88° 26' 49" E 40.07 feet**, along the north line of the quarter section and in Clark Road, to a point – witnessed by a capped reference pin set S 01° 47' 58" E 27.86 feet.
- 2) **S 01° 47' 58" E 1366.73 feet**, forty feet east of and parallel with the west line of the quarter section, to a capped pin set.
- 3) **S 89° 48' 50" E 115.32 feet** to a capped pin set.
- 4) **S 02° 33' 44" E 885.96 feet** to a capped pin set.
- 5) **S 87° 53' 14" E 1151.35 feet** to a capped pin set on a westerly line of Buddee View Acres, LLC as described in official record volume 771, page 792.
- 6) **S 01° 52' 54" E 443.80 feet**, along a westerly line of Buddee View Acres, LLC, to a point in a stream on the south line of the quarter section - witnessed by a capped reference pin set N 01° 52' 54" W 93.49 feet.
- 7) **N 89° 26' 08" W 1712.48 feet**, along the south line of the quarter section and passing into the northwest quarter at a distance of 1317.47 feet, to a capped pin set at a southeasterly corner of the State of Ohio as described in deed volume 522, page 633 – witnessed by capped reference pins set N 01° 47' 58" W 116.65 feet and N 01° 47' 58" W 213.32 feet.
- 8) **N 01° 47' 58" W 1006.50 feet**, along an easterly line of the State of Ohio, to a capped pin set.

9) **S 89° 26' 08" E 395.01 feet**, along a southerly line of the State of Ohio, to a stone corner found on the east line of the quarter section.

10) **N 01° 47' 58" W 1720.47 feet**, along the east line of the quarter section, to the **Point of Beginning**.

This parcel contains 27.585 acres; of which 18.466 acres lie in the northeast quarter and 9.119 acres lie in the northwest quarter of Section 17.

A portion of the parcel lies within a known floodplain.

This parcel is benefited by the Access Easement described in official record volume ____, page ____.

Prior Instrument: official record volume 101 page 678.

Permanent Parcel #: part of 30-00576.000.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June of 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 278

All bearings are related and common with record survey RR-799.

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 6/30/22

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

2.195 Acres

Situated in the State of Ohio, County of Wayne, Township of Franklin in the northeast quarter of Section 17, T-14N, R-13W.

Being part of the land described in a deed to **Patrick A. Miller and Clifford B. Miller** recorded in official record volume 101, page 678 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pipe found in Clark Road (County Road 204) marking the northwest corner of the northeast quarter of Section 17 – witnessed by a capped reference pin found S 01° 47' 58" E 30.00 feet.

Thence S 88° 26' 49" E 803.22 feet, along the north line of the quarter section and in Clark Road, to a cotton gin spike set – witnessed by a capped reference pin set S 01° 03' 01" E 30.00 feet.

Thence S 01° 03' 01" E 852.50 feet, along a westerly line of Buddee View Acres, LLC as described in official record volume 771, page 792, to a capped pin found at the **Point of Beginning** for the parcel herein described.

Thence with the following THREE courses:

- 1) S 88° 26' 49" E 523.89 feet, along a southerly line of Buddee View Acres, LLC, to a capped pin set.
- 2) S 01° 52' 54" E 365.63 feet, along a westerly line of Buddee View Acres, LLC, to a capped pin set.
- 3) N 54° 40' 33" W 656.58 feet to the **Point of Beginning**.

This parcel contains 2.195 acres and has no frontage on any public way.

Prior Instrument: official record volume 101 page 678.

Permanent Parcel #: part of 30-00576.000.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June of 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 278

All bearings are related and common with record survey RR-799.

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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BOUNDARY DESCRIPTION
104.771 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northwest quarter of Section 16 and the northeast quarter of Section 17, T-14N, R-13W.**

Being all of the land described in deeds to **Buddee View Acres, LLC** recorded in official record volume 771, page 792 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Beginning at a railroad spike found in Clark Road (County Road 204) marking the northwest corner of Section 16.

Thence with the following TEN courses:

- 1) **S 88° 31' 37" E 435.00 feet**, along the north line of the quarter section and in Clark Road, to a record pipe in the intersection of Millersburg Road (State Route 83) at the northwest corner of Mark A. and Inez R. Miller as described in official record volume 932, page 4543.
- 2) **S 07° 50' 23" W 280.00 feet**, in Millersburg Road, along the west line of Miller and the extension thereof, to a record track nail at a westerly corner of Elaine V. Hutchinson as described in official record volume 176, pages 682 and official record volume 176, page 679 – witnessed by a capped reference pin found N78° 14' 55" W 30.00 feet.
- 3) **S 11° 45' 05" W 1010.99 feet**, in Millersburg Road, along the westerly line of Hutchinson and the extension thereof, to the northwest corner of Benny B. Hostetler and Rebekah E. Hostetler as described in official record volume 936, page 5626 – witnessed by a capped reference pin set N 78° 14' 55" W 30.00 feet.
- 4) **S 11° 52' 00" W 709.90 feet**, in Millersburg Road, along a westerly line of Hostetler and the extension thereof, to a 3/4 inch diameter crimped steel pipe found on the west line of the quarter section – witnessed by a capped reference pin found N 01° 18' 00" W 82.89 feet.
- 5) **S 01° 18' 00" E 706.56 feet**, in Millersburg Road and along the west line of the quarter section, to a lag bolt found at the southwest corner of the quarter – witnessed by a capped reference pin found N 89° 26' 08" W 18.00 feet.

- 6) **N 89° 26' 08" W 1317.47 feet**, along the south line of the northeast quarter section of Section 17, to a point in a stream at the southeast corner of Patrick A. Miller and Clifford B. Miller as described in official record volume 101, page 678 – witnessed by a capped reference pin set N 01° 52' 54" W 93.49 feet.
- 7) **N 01° 52' 54" W 1485.65 feet**, along an easterly line of Miller, to a capped pin set.
- 8) **N 54° 40' 33" W 656.58 feet** to a capped pin found at an easterly corner of Miller.
- 9) **N 01° 03' 01" W 852.50 feet**, along an easterly line of Miller, to a cotton gin spike set in Clark Road on the north line of the quarter section – witnessed by a capped reference pin found S 01° 03' 01" E 30.00 feet.
- 10) **S 88° 26' 49" E 1857.39 feet**, in Clark Road and along the north line of the quarter section, to the **Point of Beginning**.

This parcel contains 104.771 acres; of which 10.241 acres lie in the northwest quarter of Section 16 and 94.530 acres lie in the northeast quarter of Section 17.

Prior Instrument: official record volume 771 page 792 and official record volume _____, page _____.

Permanent Parcel #: all of 30-00550.000.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in June of 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 278

All bearings are related and common with record survey RR-799.

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.

 6/30/22

Edward A. Gasbarre, P.S. 7036

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