

Boundary Description
7.802 Acres

Situated in the State of Ohio, County of Wayne, Township of Salt Creek in the northwest quarter of Section 16, T-15N, R-12W.

Being part of the land described in a deed to **John B. and Ella E. Kauffman** recorded in official record volume 946 page 4125 of the Wayne County records.

Described as follows:

Commencing at a stone monument found marking the center of Section 16.

Thence S 88° 11' 16" W 1316.71 feet, along the south line of the quarter section, to a capped pin found in Harrison Road (County Road 2) at the westerly corner of William M. and Elizabeth Shetler as described in official record volume 947, page 2548.

Thence N 76° 34' 52" E 84.00 feet, along the northerly line of Shetler and in Harrison Road, to the southeast corner of SVF Acres Ltd. as described in official record volume 946, page 2383 – witnessed by a capped reference pin found N 04° 14' 22" E 18.49 feet.

Thence N 04° 14' 22" E 591.46 feet, along an easterly line of SVF Acres Ltd., to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following SIX courses:

- 1) N 04° 14' 22" E 865.06 feet, along an easterly line of SVF Acres Ltd., to a capped pin set.
- 2) N 88° 55' 33" E 468.76 feet, along a southerly line of SVF Acres Ltd., to a capped pin found at a westerly corner of Jonas M. and Anna L. Yoder as described in official record volume 676, page 1535.
- 3) S 01° 04' 27" E 593.00 feet, along a westerly line of Yoder, to a capped pin found.
- 4) S 88° 55' 32" W 374.00 feet, along a northerly line of Jonas M. and Anna L. Yoder as described in official record volume 785, page 604, to a capped pin found.
- 5) S 04° 10' 07" E 268.73 feet, along the westerly line of Yoder, to a capped pin set.
- 6) S 88° 55' 32" W 189.38 feet to the **Point of Beginning**.

This parcel contains 7.802 acres and has no frontage on any public way.

This parcel is benefited by the access easement described in official record volume ____, page ____.

Prior Instrument: official record volume 946 page 4125.

Permanent Parcel #: part of 45-00685.010

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in February of 2023, 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 451.

All bearings are related and common with record survey UU-413.

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 2/28/23

Edward A. Gasbarre, P.S. 7036

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Access Easement Description

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northwest quarter of Section 16, T-15N, R-12W.**

Being part of the land described in a deed to **John B. and Ella E. Kauffman** recorded in official record volume 946 page 4125 of the Wayne County records.

Described as follows:

Commencing at a stone monument found marking the center of Section 16.

Thence S 88° 11' 16" W 1316.71 feet, along the south line of the quarter section, to a capped pin found in Harrison Road (County Road 2) at the westerly corner of William M. and Elizabeth Shetler as described in official record volume 947, page 2548.

Thence N 76° 34' 52" E 318.88 feet, along the northerly line of Shetler and in Harrison Road, to the **Point of Beginning** for the Access Easement herein described – witnessed by a capped reference pin set N 03° 44' 54" E 18.49 feet.

Thence with the following FIVE courses:

- 1) N 03° 44' 54" E 99.92 feet to a capped pin set.
- 2) N 04° 10' 07" W 439.78 feet to a capped pin set on a southerly line of a 7.802 acre parcel.
- 3) N 88° 55' 32" E 30.04 feet, along the southerly line of the 7.802 acre parcel, to a capped pin set on the west line of Jonas M. and Anna L. Yoder as described in official record volume 785, page 604.
- 4) S 04° 10' 07" E 530.00 feet, along the west line of Yoder, to a point in Harrison Road on the northerly line of said Shetler – witnessed by a capped reference pin found N 04° 10' 07" W 19.98 feet.
- 5) S 76° 34' 52" W 44.34 feet, along the northerly line of Shetler and in Harrison Road, to the **Point of Beginning.**

Prior Instrument: official record volume 946, page 4125.

Permanent Parcel #: part of 45-00685.010

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in February of 2023, 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 451.

All bearings are related and common with record survey UU-413.

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 2/28/23

Edward A. Gasbarre, P.S. 7036

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Boundary Description
2.957 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northwest quarter of Section 16, T-15N, R-12W.**

Being part of the land described in a deed to **John B. and Ella E. Kauffman** recorded in official record volume 946 page 4125 of the Wayne County records.

Described as follows:

Commencing at a stone monument found marking the center of Section 16.

Thence S 88° 11' 16" W 1316.71 feet, along the south line of the quarter section, to a capped pin found in Harrison Road (County Road 2) at the westerly corner of William M. and Elizabeth Shetler as described in official record volume 947, page 2548.

Thence N 76° 34' 52" E 84.00 feet, along the northerly line of Shetler and in Harrison Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found N 04° 14' 22" E 18.49 feet.

Thence with the following FOUR courses:

- 1) **N 04° 14' 22" E 591.46 feet**, along an easterly line of SVF Acres Ltd. as described in official record volume 946, page 2383, to a capped pin set.
- 2) **N 88° 55' 32" E 189.38 feet** to a capped pin set on the west line of Jonas M. and Anna L. Yoder as described in official record volume 785, page 604.
- 3) **S 04° 10' 07" E 530.00 feet**, along the west line of Yoder, to a point in Harrison Road on the northerly line of said Shetler – witnessed by a capped reference pin found N 04° 10' 07" W 19.98 feet.
- 4) **S 76° 34' 52" W 279.22 feet**, along the northerly line of Shetler and in Harrison Road, to the **Point of Beginning**.

This parcel contains 2.957 acres and is subject to the access easement described in official record volume ____, page ____.

Prior Instrument: official record volume 946 page 4125.

Permanent Parcel #: part of 45-00685.010

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in February of 2023, 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 451

All bearings are related and common with record survey UU-413.

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 2/28/23

Edward A. Gasbarre, P.S. 7036

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