

Boundary Description
2.117 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southeast quarter of Section 5, T-15N, R-12W**.

Being part of the land described in a deed to **Rolling W Acres, LLC** recorded in official record volume 894, page 878 of the Wayne County records.

Described as follows:

Commencing in Moreland Road (County Road 77) at a 3/4 inch diameter steel pipe marking the southwest corner of the southeast quarter of Section 5.

Thence S 87° 00' 00" E 1434.16 feet, along the south line of the quarter section and in Moreland Road, to a point.

Thence N 03° 26' 55" E 185.64 feet to a mag-spike set at the **Point of Beginning** for the parcel herein described.

Thence with the following SIX courses:

- 1) N 86° 48' 55" W 238.13 feet to a capped pin set.
- 2) N 03° 11' 35" E 504.25 feet to a capped pin set.
- 3) S 47° 10' 40" E 174.43 feet to a capped pin set.
- 4) S 29° 21' 02" E 150.24 feet to a capped pin set.
- 5) S 13° 27' 55" E 83.05 feet to a capped pin set.
- 6) S 03° 26' 55" W 186.76 feet to the **Point of Beginning**.

This parcel contains 2.117 acres and has no frontage on any public way.

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

Prior Instrument: official record volume 894, page 878.

Permanent Parcel #: part of 45-00299.002

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in April 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 501.

All bearings are related and common with record survey TT-987.

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.

 4/24/23
Edward A. Gasbarre, P.S. 7036

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30 Feet Wide Access Easement Description

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **southeast quarter of Section 5, T-15N, R-12W.**

Being part of the land described in a deed to **Rolling W Acres, LLC** recorded in official record volume 894, page 878 of the Wayne County records.

Being a strip of land lying between parallel lines located 30 feet easterly (right) of the following described westerly line along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

Commencing in Moreland Road (County Road 77) at a 3/4 inch diameter steel pipe marking the southwest corner of the southeast quarter of Section 5.

Thence S 87° 00' 00" E 1434.16 feet, along the south line of the quarter section and in Moreland Road, to the **Point of Beginning** for the easement herein described.

Thence with the following FOUR courses:

- 1) N 03° 26' 55" E 372.40 feet, in part along an easterly line of a 2.117 acre parcel, to a capped pin set.
- 2) N 13° 27' 55" W 83.05 feet, along an easterly line of the 2.117 acre parcel, to a capped pin set.
- 3) N 29° 21' 02" W 150.24 feet, along an easterly line of the 2.117 acre parcel, to a capped pin set.
- 4) N 47° 10' 40" W 174.43 feet, along an easterly line of the 2.117 acre parcel to a capped pin set and there **Terminate**.

Prior Instrument: official record volume 894, page 878.

Permanent Parcel #: part of 45-00299.002

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in April 2023, on behalf of R. W. Gasbarre & Associates, Inc.

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All bearings are related and common with record survey TT-987.

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 4/24/23

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