

Boundary Description  
2.084 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northwest quarter of Section 8, T-14N, R-13W**.

Being part of the land described in a deed to **Fred C. and Marilyn E. Finney** recorded in official record volume 889, page 5475 of the Wayne County records.

Described as follows:

**Commencing** at a one inch diameter steel pin found in the intersection of Moreland Road (County Road 77) and Valley Road (Township Road 76) marking the northwest corner of Section 8.

Thence S 88° 04' 01" E 335.40 feet, along the north line of the quarter section and in Moreland Road, to the northeast corner of Christopher N. and Tammy R. Finney as described in official record volume 834, page 336, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 03° 13' 39" W 26.09 feet

Thence with the following TEN courses:

- 1) S 88° 04' 01" E 254.23 feet, along the north line of the quarter section and in Moreland Road, to the northwest corner of Emanuel P. and Barbara W. Miller as described in official record volume 914, page 2285 – witnessed by a capped reference pin set S 02° 43' 10" W 24.60 feet.
- 2) S 02° 43' 10" W 219.95 feet, along the west line of Miller, to a capped pin set.
- 3) N 85° 31' 43" W 87.95 feet to a capped pin set.
- 4) S 44° 36' 01" W 41.12 feet to a capped pin set.
- 5) S 23° 01' 37" W 77.85 feet to a capped pin set.
- 6) S 11° 56' 57" E 83.19 feet to a capped pin set.
- 7) S 03° 58' 08" W 85.08 feet to a capped pin set.
- 8) N 86° 01' 52" W 137.27 feet to a capped pin set on an easterly line of said Christopher N. and Tammy R. Finney.
- 9) N 03° 58' 08" E 150.00 feet, along the east line of Finney, to a capped pin found.

10) N 03° 13' 39" E 330.00 feet, along an easterly line of Finney, to the **Point of Beginning**.

**This parcel contains 2.084 acres.**

**Prior Instrument: official record volume 889, page 5475.**

**Permanent Parcel #: part of 30-01178.008**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in August 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 553

All bearings are related and common with record survey VV-608.

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.

 8/09/23  
Edward A. Gasbarre, P.S. 7036



Boundary Description  
3.511 Acres

Situated in the State of Ohio, County of Wayne, **Township of Franklin** in the **northwest quarter of Section 8, T-14N, R-13W.**

Being part of the land described in a deed to **Fred C. and Marilyn E. Finney** recorded in official record volume 889, page 5475 of the Wayne County records.

Described as follows:

**Commencing** at a one inch diameter steel pin found in the intersection of Moreland Road (County Road 77) and Valley Road (Township Road 76) marking the northwest corner of Section 8.

Thence S 88° 04' 01" E 589.63 feet, along the north line of the quarter section and in Moreland Road, to the northwest corner of Emanuel P. and Barbara W. Miller as described in official record volume 914, page 2285 – witnessed by a capped reference pin set S 02° 43' 10" W 24.60 feet.

Thence S 02° 43' 10" W 219.95 feet, along the west line of Miller, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following TEN courses:

- 1) S 02° 43' 10" W 682.16 feet, along the west line of Miller, to a capped pin found.
- 2) S 68° 30' 27" W 233.99 feet, along a northerly line of Miller, to a capped pin marked "Rudolph 6449" found at the southeast corner of Russell D. and Diane L. Horner as described in official record volume 109, page 34.
- 3) N 10° 34' 43" W 231.68 feet, along an easterly line of Horner, to a capped pin found at the southeast corner of Christopher N. and Tammy R. Finney as described in official record volume 834, page 336.
- 4) N 03° 58' 08" E 289.24 feet, along an easterly line of Finney, to a capped pin set.
- 5) S 86° 01' 52" E 137.27 feet to a capped pin set.
- 6) N 03° 58' 08" E 85.08 feet to a capped pin set.
- 7) N 11° 56' 57" W 83.19 feet to a capped pin set.

8) N 23° 01' 37" E 77.85 feet to a capped pin set.

9) N 44° 36' 01" E 41.12 feet to a capped pin set.

10) S 85° 31' 43" E 87.95 feet to the **Point of Beginning**.

**This parcel contains 3.511 acres**, has no frontage on any public way but is benefitted by the Access Easement described in official record volume \_\_\_\_, page \_\_\_\_.

**Prior Instrument: official record volume 889, page 5475.**

**Permanent Parcel #: part of 30-01178.008**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in August 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 553.

All bearings are related and common with record survey VV-608.

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 8/09/23

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 Franklin** in the **northwest quarter of Section 8, T-14N, R-13W.**

Being part of the land described in a deed to **Emanuel P. and Barbara W. Miller** recorded in official record volume 914, page 2285 of the Wayne County records.

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

Described as follows:

**Commencing** at a one inch diameter steel pin found in the intersection of Moreland Road (County Road 77) and Valley Road (Township Road 76) marking the northwest corner of Section 8.

Thence S 88° 04' 01" E 589.63 feet, along the north line of the quarter section and in Moreland Road, to the northwest corner of Emanuel P. and Barbara W. Miller as described in official record volume 914, page 2285, the **Point of Beginning** for the access easement herein described - witnessed by a capped reference pin set S 02° 43' 10" W 24.60 feet.

Thence with the following course:

**S 02° 43' 10" W 516.35 feet**, along the west line of Miller, to a capped pin set and there **Terminate.**

**Prior Instrument: official record volume 914, page 2285.**

**Permanent Parcel #: part of 30-01178.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in August 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 553

All bearings are related and common with record survey VV-608.

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.

 8/09/23

Edward A. Gasbarre, P.S. 7036

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