

F22-42216

RE: Landowners Carolyn A. aka Carolyn York

Property Description:

TRACT ONE:

Situated in the Township of Salem, County of Tuscarawas and State of Ohio and being known as:

The northwest quarter of the North West Quarter of Section 11 in said Township 6 and Range 3 containing 40 acres more or less.

SAVING AND EXCEPTING:

Situated in the Township of Salem, the County of Tuscarawas, the State of Ohio:

Being located in the Northwest Quarter of the Northwest Quarter of Section 11 in Township 6, Range 3 of the United States Military Lands and consisting of part of a 40 acre tract heretofore conveyed to Thomas J. York in Deed Volume 636, Page 294 of the Tuscarawas County Deed Records with the part to be conveyed being more fully described as follows:

Commencing at an iron pin set at the northeast corner of the Northwest Quarter of the Northwest Quarter of Section 11;
thence with the north line of said section North 87 deg. 51 min. 27 sec. West, 35.00 feet to an iron pin set being also the TRUE PLACE OF BEGINNING of the tract herein described; thence leaving said line South 2 deg. 08 min. 33 sec. West, 630.00 feet to an iron pin set; thence North 87 deg. 51 min. 27 sec. West, 345.71 feet to an iron pin set; thence North 2 deg. 08 min. 33 sec. East, 630.00 feet to an iron-pin set on the north line of Section 11; thence with said line South 87 deg. 51 min. 27 sec. East, 345.71 feet to the TRUE PLACE OF BEGINNING, containing 5.000 acres more or less but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

Bearings herein are oriented to assumed north and denote angles only. All iron pins set are 5/8" by 30" re-bars with a plastic cap stamped "WARD 7356".

Survey and description by Samuel C. Ward, Professional Surveyor #7356 in February, 1994.

SAVING AND EXCEPTING:

Situated in the Township of Salem, the County of Tuscarawas, the State of Ohio.

Being located in the Northwest Quarter of the Northwest Quarter of Section 11 in Township 6, Range 3 of the United States Military Lands and consisting of part of the residue of a 40 acre tract heretofore conveyed to Thomas J. York in Deed Volume 636, Page 294 of the Tuscarawas County Deed Records with the part to be conveyed being more fully described as follows:

Parcel Number: 50-00319.00

TRACT TWO:

Situated in the Township of Salem, and County of Tuscarawas, the State of Ohio:
Being located in the Northwest Quarter of the Northwest Quarter of Section 11 in
Township 6, Range 3 of the United States Military Lands and consisting of part of a 40
acre tract heretofore conveyed to Thomas J. York in Deed Volume 636, Page 294 of the
Tuscarawas County Deed Records with the part to be conveyed being more fully described
as follows:

Commencing at an iron pin set at the northeast corner of the Northwest Quarter of the
Northwest Quarter of Section 11;
thence with the north line of said section North 87 degrees 51 min. 27 sec. West, 35.00 feet
to an iron pin set being also
the TRUE PLACE OF BEGINNING of the tract herein described, thence leaving said line
South 2 deg. 08 min. 33 sec.

West, 630.00 feet to an iron pin set; thence North 87 deg. 51 min. 27 sec West, 345.71 feet
to an iron pin set, thence North 2 deg. 08 min. 33 sec East, 630.00 feet to an iron pin set on
the north line of Section 11, thence with said line South 87 deg. 51 min. 27 sec. East,
345.71 feet to the TRUE PLACE OF BEGINNING, containing 5.000 acres more or less
but subject to all legal highways, rights-of-way, easements, leases and restrictions of
record or otherwise legally established. Also conveying unto said grantee, her heirs and
assigns an easement for the use and maintenance of a water well bounded and described as
follows:

Commencing at a point on the east line of the above described tract being located North 2
deg. 08 min. 33 sec. East, 64.00 feet from the southeast corner of said tract and being also
the TRUE PLACE OF BEGINNING of the easement herein described; thence with the
east line of the above described tract North 2 deg. 8 min. 33 sec. East, 25.00 feet to a point
; thence leaving said line South 87 deg. 51 min. 27 sec. East, 25.00 feet to a point; thence
South 2 deg. 08 min. 33 sec. West, 25.00 feet to a point; thence North 87 deg. 51 min. 27
sec. West, 25.00 feet to the TRUE PLACE OF BEGINNING, containing in the described
easement 625 square feet more or less but subject to all legal highways, rightsof-way,
easements, leases and restrictions of record or otherwise legally established.

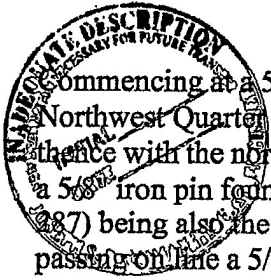
Bearings herein are oriented to assumed north and denote angles only. All iron pins set are
5/8" by 30' re-bars with a plastic cap stamped Ward 7356.

Survey and description by Samuel C. Ward, Professional Surveyor #7356 in February,
1994.

Property Address: 3944 Wolf Road

Parcel Number: 50-00319.001

TRACT THREE:



Commencing at a 5/8 iron pin found at the northeast corner of the Northwest Quarter of the Northwest Quarter of Section 11;

thence with the north line of said section North 87 deg. 51 min. 27 sec. West 380.71 feet to a 5/8" iron pin found at the northwest corner of a 5.000 acre tract (Deed Volume 679, Page 287) being also the TRUE PLACE OF BEGINNING of the tract herein described and passing on line a 5/8" iron pin found at 35.00 feet;

Preliminary Judicial Report thence leaving said line and with the west line of said tract South 2 deg. 08 min. 32 sec. West 453.45 feet to an iron pin set and passing on line in iron pin set at 275.64 feet;

thence leaving said line North 87 deg. 51 min. 27 sec. West, 480.32 feet to an iron pin set and passing on line an iron pin set at 191.98 feet; thence North 2 deg. 08 min. 32 sec. East, 453.45 feet to an iron pin set on the north line of Section 11; thence with said line South 87 deg. 51 min. 27 sec. East, 480.32 feet to the TRUE PLACE OF BEGINNING, containing 5.000 acres more or less but subject to all legal highways, rights of way, easements, leases and restrictions of record or otherwise legally established.

Bearings herein are oriented to Deed Volume 679, Page 287. All iron pins set are 5/8" by 30" re-bars with plastic caps stamped "WARD 7367".

Survey and description by Samuel C. Ward, Professional Surveyor #7356 in May, 1994.

SAVING AND EXCEPTING:

Situated in the County of Tuscarawas, in the State of Ohio and in the Township of Salem: Being located in the Northwest Quarter of the Northwest Quarter of Section 11 in Township 6, Range 3 of the United States Military Lands and consisting of part of the residue of a 40 acre tract (Parcel #2) heretofore conveyed to Thomas J. York in Deed Volume 636, Page 294 of the Tuscarawas County Deed Records with the tract to be conveyed being more fully described as follows: Commencing at a 5/8" iron pin found at the Northwest corner of Section 11 being also the TRUE PLACE OF BEGINNING of the tract herein described; thence with the North line of said Section South 87 deg. 51 min. 28 sec. East, 480.33 feet to a 5/8" iron pin found at the Northwest corner of a 5.000 acre tract (Deed Volume 705, Page 345 and Deed Volume 681, Page 493); thence leaving said line and with the West line of said tract South 2 deg. 08 min. 32 sec. West, 453.45 feet to a 5/8" iron pin found at the Southwest corner of said tract; thence North 87 deg. 51 min. 28 sec. West, 485.26 feet to an iron pin set on the West line of Section 11; thence with said line North 2 deg. 45 min. 56 sec. East, 453.48 feet to the TRUE PLACE OF BEGINNING, containing 5.026 acres, more or less but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established. Bearings herein are oriented to Deed Volume 679, Page 287. All iron pins set are 5/8" by 30" re-bars with yellow plastic caps stamped "WARD 7356".

Survey and description by Samuel C. Ward, Professional Surveyor #7356 in November, 1996.

Leaving 24.974 acres herein to be conveyed.

Property Address: Wolf Road SW

Situated in the Township of Salem, County of Tuscarawas, and State of Ohio and known as:

Commencing at the north west corner of the south half of the north west quarter of section Eleven (11) of Township six (6) Range three (3), thence east along the line of said half quarter section 105 perches and 57 links; thence south $1 \frac{1}{4}$ deg. east to a point on the line of lands owned by Francis Stocker; thence north $53 \frac{3}{4}$ deg. west 81 perches and 56 hundredths of a perch to the north corner of said Francis Stockers land; thence south $42 \frac{3}{4}$ deg. West 10.80 perches to a stake; thence north $53 \frac{3}{4}$ deg. West 46.08 perches to a stake; thence north $1/2$ deg. East 85.88 perches along the western boundary line of lands owned by John Knight and of said half quarter section containing Eighty (80) acres of which fifty three and a half acres are a part of said quarter section and the remaining twenty six and a half ($26 \frac{1}{2}$) acres are a part of lot #33 of the Salem tract of Moravian Lands (80 acres). Be the same more or less but subject to all legal highways.

EXCEPTING THEREFROM THE FOLLOWING:

Situated in the Township of Salem, County of Tuscarawas and State of Ohio:
Being part of Lot 33 in the Salem Tract and being part of a 80 acre tract as conveyed to Thomas J. York by a deed recorded in Volume 636, Page 294 of the Tuscarawas County Deed Records, Auditors Parcel No. 50-00325.000 ($26 \frac{1}{2}$ acre tract) and being more fully described as follows:

Beginning at a 1" iron pin (found) at the southwest corner of the Northwest Quarter of Section 11, on the north line of Lot 33 of the Salem Tract, on the west line of the aforesaid 80 acre tract and a corner of a 302.090 acre tract conveyed to Stocker Sand and Gravel (O. R. Volume 1109, Pg. 284);

Thence from said beginning and with the south line of said Northwest Quarter of Section 11 and the north line of said Lot 33, S. $87^{\circ} 51' 53''$ East, 1798.41 feet to an iron pin (set) on the east line of said 80 acre tract and on the west line of a 24 acre tract conveyed to Ruth E. Stocker, Trustee of the James A. Stocker Trust Agreement (O. R. Volume 1220, Pg. 1725);

Thence with the east line of said 80 acre tract and the west line of said 24 acre tract, S. $01^{\circ} 38' 23''$ West, 1230.57 feet to a stone monument (found) at the southeast corner of said 80 acre tract, the southwest corner of said 24 acre tract and on the northeasterly line of said 302.090 acre tract;

Thence with the southwesterly line of said 80 acre tract and the northeasterly line of said 302.090 acre tract, N. $51^{\circ} 20' 26''$ West, 1357.98 feet to an iron pin stamped "WARD" (found) at a corner of said 80 acre tract and a corner of said 302.090 acre tract;

Thence with a line of said 80 acre tract and a line of said 302.090 acre tract, S. $45^{\circ} 24' 32''$ West, 183.50 feet to a stone monument (found) at a corner of said 80 acre tract and a corner of said 302.090 acre tract;

Thence with the southwesterly line of said 80 acre tract and the northeasterly line of said 302.090 acre tract, N. 50° 07' 33" West, 749.93 feet to an iron pin stamped "WARD" (found) at the southwest corner of said 80 acre tract and a corner of said 302.090 acre tract; Thence with the west line of said 80 acre tract and a line of said 302.090 acre tract, N. 02° 46' 01" East, 96.91 feet to the Place of Beginning, containing 26.408 acres, more or less, but subject to all legal highways, easements, reservations and restrictions of record.

Bearings are oriented to assumed meridian.

All iron pins set are 30" x 3/4" round steel bars with plastic caps stamped "D A Bower 5753".

Description prepared from a field survey by S. J. Lessman, Registered Surveyor No. 7078 in September, 2007.

Leaving 53.592 acres herein to be conveyed (carried on auditor's records as 53.50 acres).

Property Address: Wolf Road SW

Parcel Number: 50-00324.000

The improvements thereon being known as 3944 Wolf Road Southwest, Port Washington, Ohio 43837.

Property Address: 3944 Wolf Road Southwest, Port Washington, OH 43837

PPN#: 5000319.000, 5000319.001, 5000324.000

Prior Deed Reference: Volume 1526, Page 2111, 201700002483