

R.W.

GASBARRE & Associates, Inc.

Professional Land Surveyors

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December 4, 2020

Grantor(s): **Curtis R. and Gloria J. Nussbaum**

Grantee(s):

Boundary Description
1.342 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek in the northwest quarter of Section 31, T-16N, R-11W.**

Being part of the land described in a deed to **Curtis R. and Gloria J. Nussbaum** recorded in official record volume 749, page 598 of the Wayne County records.

Described as follows:

Commencing at a 1 inch diameter iron pin found in the intersection of Kohler Road (Township Road 129) and Emerson Road (County Road 79) marking the northeast corner of the northwest quarter of Section 31.

Thence N 86° 57' 48" W 831.64 feet, along the north line of the quarter section and in Emerson Road, to the northwest corner of Michael R. and Sherri L. Lemon as described in official record volume 917, page 2380 – witnessed by a 1 inch diameter iron reference pipe found S 03° 03' 48" W 30.15 feet.

Thence S 03° 03' 48" W 230.09 feet, along a west line of Lemon, to a 5/8 inch diameter iron pin found at the **Point of Beginning** for the parcel herein described.

Thence with the following **FOUR** courses:

- 1) **S 03° 10' 02" W 220.07 feet**, along a west line of Lemon, to a capped pin set.
- 2) **N 88° 17' 50" W 261.33 feet** to a 5/8 inch diameter iron pin found at the southeast corner of Roland L. and Karen Ann Geiser as described in official record volume 867, page 87.
- 3) **N 02° 49' 25" E 226.25 feet**, along the east line of Geiser, to a capped pin found at the southwest corner of Lot 1 of the Nussbaum Allotment #1 shown on plat volume 16, page 477.
- 4) **S 86° 56' 36" E 262.60 feet**, along the south line of Lot 1, to the **Point of Beginning**.

This parcel contains 1.342 acres and has no frontage on any public way.

Prior Instrument: Official record volume 749, page 598.

Nussbaum description of 1.342 acres in Section 31, T-16N, R-11W, Sugar Creek Twp.,
Wayne County, Ohio

Permanent Parcel #: part of 47-00997.002

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in December 2020, 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 ____, page ____.

All bearings are related and common with record survey SS-30.

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 12/04/20

Edward A. Gasbarre, P.S. 7036

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