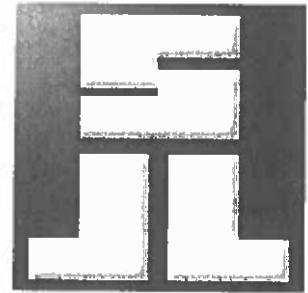


**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



BOUNDARY DESCRIPTION OF 83.132 ACRE PARCEL

SW-6081

Situated in the Township of Baughman, T-17N; R-11W, Northeast Quarter of Section 31, County of Wayne, and State of Ohio:

Known as being lands conveyed to E. Gene Nussbaum aka Gene R. Nussbaum in Volume 680; Page 606 of Wayne County Deed Records and further bounded and described as follows;

Beginning at a 1" pipe found at the southeast corner of said Northeast Quarter and in Church Road (C.R. 7) ~ witnessed by a 5/8" iron bar found N 00° 39' 53" W, 29.95 feet:

THENCE WITH THE FOLLOWING SIX (6) COURSES:

1. **S 89° 43' 56" W, 1352.73** feet along the south line of said Northeast Quarter and in Church Road (C.R. 7) to a 1/2" pipe found at the southeast corner of lands conveyed to Nolan K. Hilty in Volume 414; Page 512 of Wayne County Official Records and Volume 499; Page 652 and Volume 645; Page 477 of said Deed Records;
2. **N 00° 23' 25" W, 131.98** feet along an east line of said Hilty lands to a 1/2" pinch top pipe found;
3. **S 89° 43' 56" W, 8.25** feet along a north line of said Hilty lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
4. **N 00° 23' 25" W, 2542.58** feet along the east lines of said Hilty lands, lands conveyed to Benjamin C. & Brianne N. Froese in Volume 936; Page 2832, lands conveyed to Melvin D. & Miriam R. Wenger in Volume 936; Page 1183, lands conveyed to E. Gene & Amy L. Nussbaum in Volume 533; Page 1257 and lands conveyed to J. R. Enterprises Group, LLC in Volume 676; Page 2272 of said Official Records to a stone found on the north line of aforesaid Northeast Quarter;

Continued on Page 2

Page 2 (Description 83.132 ac.)

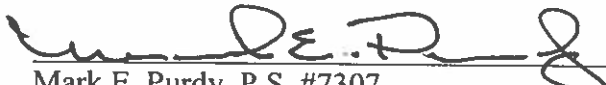
5. **N 89° 46' 05" E, 1348.17** feet along the north line of said Northeast Quarter to a boulder found at the northeast corner thereof;
6. **S 00° 39' 53" E, 2673.78** feet along the east line of said Northeast Quarter to the place of beginning and containing within said bounds **83.132** acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in May of 2024.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

See Wayne County Survey Records Volume XX; Page 784 for survey.

Permanent Parcel Number: _____


Mark E. Purdy, P.S. #7307



SW-6081-closure.docx

Inverse With Area				Wed May 15 09:57:12 2024	
PntNo	Bearing	Distance	Northing	Easting	Description
2			421811.77	2177483.29	
	S 89°43'56" W	1352.73			
PP			421805.44	2176130.57	
	N 00°23'25" W	131.98			
PP			421937.42	2176129.67	
	S 89°43'56" W	8.25			
8000			421937.38	2176121.42	
	N 00°23'25" W	2542.58			
20			424479.91	2176104.11	
	N 89°46'05" E	1348.17			
23			424485.37	2177452.27	
	S 00°39'53" E	2673.78			
2			421811.77	2177483.29	
Closure Error Distance> 0.0000					
Total Distance Inversed> 8057.49					
Area: 83.132 AC., 3621220.6 SF.					