

**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.)

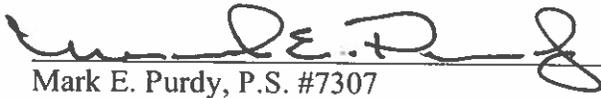
5. N 89° 46' 05" E, 1348.17 feet along the north line of said Northeast Quarter to a boulder found at the northeast corner thereof;
6. S 00° 39' 53" E, 2673.78 feet along the east line of said Northeast Quarter to the place of beginning and containing within said bounds 83.132 acres of land, more or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