

**BOUNDARY DESCRIPTION**  
**1.157 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northeast quarter of Section 9, T-15N, R-12W.**

Being part of the land described in a deed to **Earl and Ruth Nussbaum** recorded in deed volume 570, page 426 of the Wayne County records.

Described as follows:

**Commencing** at a stone monument found marking the center of Section 9 - witnessed by a capped pin set N 02° 20' 43" E 65.00 feet.

Thence N 02° 20' 43" E 671.50 feet, along the west line of the quarter section, to a 5/8 inch diameter steel pin found at the southwest corner of Stanford J. Troyer as described in official record volume 514, page 961.

Thence S 88° 19' 21" E 187.34 feet, along the south line of Troyer, to a 5/8 inch diameter steel pin found at the **Point of Beginning** for the parcel herein described.

Thence with the following SIX courses:

- 1) N 02° 38' 57" E 283.49 feet, along the east line of Troyer, to a capped pin set.
- 2) S 88° 11' 06" E 93.47 feet to a capped pin set.
- 3) S 37° 03' 29" E 51.35 feet to a capped pin set.
- 4) S 86° 48' 23" E 63.00 feet to a capped pin set on the east line of said Nussbaum.
- 5) S 02° 38' 53" W 241.54 feet, along the east line of Nussbaum, to the southeast corner thereof - witnessed by a 5/8 inch diameter steel pin found S 02° 38' 53" W 0.25 feet.
- 6) N 88° 19' 21" W 189.30 feet, along the north line of John E. and Anna J. Keim as described in official record volume 673, page 1874, to the **Point of Beginning.**

**This parcel contains 1.157 acres** and has no frontage on any public way.

This parcel is benefited by the Access Easement described in official record volume \_\_\_\_, page \_\_\_\_.

**Prior Instrument: deed volume 570, page 426.**

**Permanent Parcel #: part of 45-00790.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 2025, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume 44, page 39.

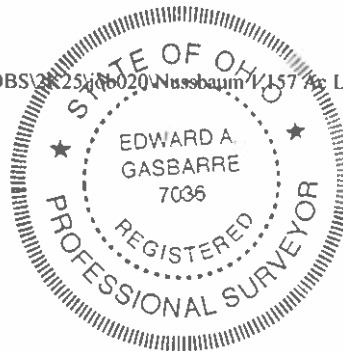
All bearings are related and based on an assumed meridian.

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.

 4/21/25

Edward A. Gasbarre, P.S. 7036

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### 30 feet wide Access Easement Description

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northeast quarter of Section 9, T-15N, R-12W.**

Being part of the land described in a deed to **Earl and Ruth Nussbaum** recorded in deed volume 570, page 426 of the Wayne County records.

Being a strip of land lying between parallel lines located 15 feet on each side of the following described centerline, along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

**Commencing** at a stone monument found marking the center of Section 9 - witnessed by a capped reference pin set N 02° 20' 43" E 65.00 feet.

Thence N 02° 20' 43" E 974.77 feet, along the west line of the quarter section, to a capped pin set.

Thence N 02° 35' 01" E 361.39 feet, along the west line of the quarter section, to a one inch diameter steel pipe found in Weaver Road (Township Road 450) at the northwest corner of Stanford J. Troyer as described in official record volume 514, page 961.

Thence S 88° 32' 32" E 204.38 feet, in Weaver Road, along the north line of Troyer and the extension thereof, the **Point of Beginning** for the easement herein described.

Thence with the following THREE courses:

- 1) S 02° 38' 57" W 64.00 feet to a point.
- 2) S 09° 23' 55" E 258.94 feet to a point.
- 3) S 02° 36' 28" W 64.00 feet to the north line of a 1.157 acre parcel and there **Terminate**.

**Prior Instrument: deed volume 570, page 426.**

**Permanent Parcel #: part of 45-00790.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 2025, on behalf of R.W. Gasbarre & Associates, Inc.

A copy of which is on file at the Wayne County map office. See survey volume yy, page 39.

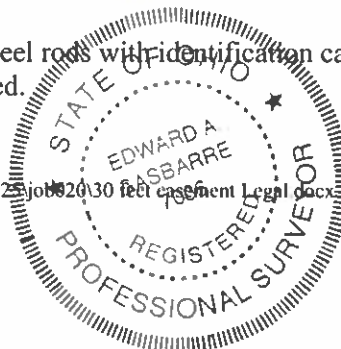
All bearings are related and based on an assumed meridian.

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.

 4/21/25

Edward A. Gasbarre, P.S. 7036

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## BOUNDARY DESCRIPTION

**1.736 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northeast quarter of Section 9, T-15N, R-12W.**

Being part of the land described in a deed to **Earl and Ruth Nussbaum** recorded in deed volume 570, page 426 of the Wayne County records.

Described as follows:

**Commencing** at a stone monument found marking the center of Section 9 - witnessed by a capped reference pin set N 02° 20' 43" E 65.00 feet.

Thence N 02° 20' 43" E 974.77 feet, along the west line of the quarter section, to a capped pin set.

Thence N 02° 35' 01" E 361.39 feet, along the west line of the quarter section, to a one inch diameter steel pipe found in Weaver Road (Township Road 450) at the northwest corner of Stanford J. Troyer as described in official record volume 514, page 961.

Thence S 88° 32' 32" E 189.37 feet, in Weaver Road and along the north line of Troyer, to the northeast corner thereof, the **Point of Beginning** for the parcel herein described - witnessed by a 3/4 inch diameter steel pin found N 88° 32' 32" W 0.30 feet and a capped reference pin set S 02° 38' 57" W 39.79 feet.

Thence with the following SIX courses:

- 1) **S 88° 32' 32" E 189.30 feet**, in Weaver Road, along the south line of Joseph J. and Mary Ann Miller as described in official record volume 503, page 2321 and the extension thereof, to the northeast corner of said Nussbaum - witnessed by a 3/4 inch diameter steel pin found S 02° 38' 53" W 0.56 feet and a 3/4 inch diameter steel reference pin found S 02° 38' 53" W 25.56 feet.
- 2) **S 02° 38' 53" W 424.60 feet**, along the east line of Nussbaum, to a capped pin set.
- 3) **N 86° 48' 23" W 63.00 feet** to a capped pin set.
- 4) **N 37° 03' 29" W 51.35 feet** to a capped pin set.
- 5) **N 88° 11' 06" W 93.47 feet** to a capped pin set on the east line of said Troyer.
- 6) **N 02° 38' 57" E 381.93 feet**, along the east line of Troyer, to the **Point of Beginning**.

**This parcel contains 1.736 acres.**

This parcel is subject to the Access Easement described in official record volume \_\_\_\_, page \_\_\_\_.

**Prior Instrument: deed volume 570, page 426.**

**Permanent Parcel #: part of 45-00790.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 2025, on behalf of R.W. Gasbarre & Associates, Inc.  
A copy of which is on file at the Wayne County map office. See survey volume 44, page 39.

All bearings are related and based on an assumed meridian.

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 4/21/25

Edward A. Gasbarre, P.S. 7036

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# Nussbaum Closure Report 225020

Lot Closure Report - Lot : 1.157 Ac

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Tuesday, April 15, 2025, 2:28:22p.m.

Starting location (North, East) = ( 3521.482, 6366.836 )

(In the table below, the Length of Curves refers to the chord length.  
and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
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1	Line	N02°38'57"E	283.490	No	3804.669	6379.939
2	Line	S88°11'06"E	93.470	No	3801.709	6473.362
3	Line	S37°03'29"E	51.350	No	3760.730	6504.307
4	Line	S86°48'23"E	63.000	No	3757.220	6567.209
5	Line	S02°38'53"W	241.540	No	3515.938	6556.049
6	Line	N88°19'21"W	189.300	No	3521.480	6366.831

Ending location (North, East) = ( 3521.480, 6366.831 )

Total Distance : 922.150  
Total Traverse Stations : 7  
Misclosure Direction : N66°22'03"E (from ending location to starting location)  
Misclosure Distance : 0.006  
Error of Closure : 1:160920.7  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 50389.859 sq. ft. (straight segment added to close traverse)  
**= 1.156792 Acres**

Lot Closure Report - Lot : 1.736 Ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
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1	Line	N02°38'57"E	381.930	No	4186.191	6397.592
2	Line	S88°32'32"E	189.300	No	4181.375	6586.830
3	Line	S02°38'53"W	424.600	No	3757.228	6567.214
4	Line	N86°48'23"W	63.000	No	3760.738	6504.311
5	Line	N37°03'29"W	51.350	No	3801.717	6473.367
6	Line	N88°11'06"W	93.470	No	3804.677	6379.944

Ending location (North, East) = ( 3804.677, 6379.944 )

Total Distance : 1203.650  
Total Traverse Stations : 7  
Misclosure Direction : S30°11'21"W (from ending location to starting location)  
Misclosure Distance : 0.009  
Error of Closure : 1:127819.3  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 75617.587 sq. ft. (straight segment added to close traverse)  
**= 1.735941 Acres**