

BOUNDARY DESCRIPTION  
1.692 Acres

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **southwest quarter of Section 8, T-16N, R-11W.**

Being part of a 50.56 acre tract described in a deed to **Russell J. and Wanda L. Nussbaum** recorded in deed volume 607, page 683 of the Wayne County records.

Described as follows:

**Beginning** at a railroad spike found in Kidron Road (County Road 52) marking the northwest corner of the southwest quarter of Section 8.

Thence with the following FOUR courses:

- 1) **S 85° 14' 41" E 499.59 feet**, along the north line of the quarter section, to a Magnail set in concrete.
- 2) **S 2° 50' 04" W 104.08 feet** to a capped pin set.
- 3) **N 86° 05' 32" W 498.09 feet** to a point in Kidron Road on the west line of the quarter section – witnessed by a capped reference pin set **S 86° 05' 32" E 30.86 feet**.
- 4) **N 2° 20' 26" E 151.50 feet**, in Kidron Road and along the west line of the quarter section, to the **Point of Beginning**.

**This parcel contains 1.692 acres.**

**Prior Instrument: deed volume 607, page 683.**

**Permanent Parcel #: part of 47-01652.000 and 47-01653.000**

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in December 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 293.

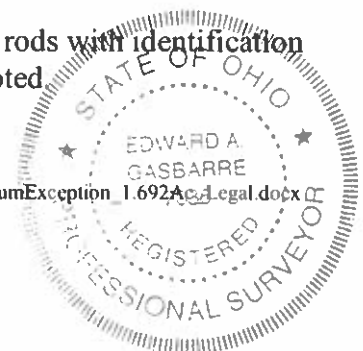
All bearings are related and common with record survey PP-131.

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 12/19/25

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K25\Job122\NussbaumException 1.692Acres.legal.docx



# Nussbaum Exception Survey 225122

Lot Closure Report - Lot : exception

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file- H:\ADAT4\AJOB5\2K25\Job122\225122.msj\lc\_exception.txt  
Thursday, December 18, 2025, 2:17:42p.m.

Starting location (North, East) = ( 5176.648, 9197.600 )

(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
1	Line	S85°14'41"E	499.590	No	5135.232	9695.470
2	Line	S02°50'04"W	144.080	No	4991.329	9688.345
3	Line	N86°05'32"W	498.090	No	5025.274	9191.413
4	Line	N02°20'26"E	151.500	No	5176.647	9197.601

Ending location (North, East) = ( 5176.647, 9197.601 )

Total Distance : 1293.260  
Total Traverse Stations : 5  
Misclosure Direction : N37°13'52"W (from ending location to starting location)  
Misclosure Distance : 0.001  
Error of Closure : 1:1093649.0  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 73686.609 sq. ft. (straight segment added to close traverse)  
= 1.691612 Acres

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