

R.W.

GASBARRE & Associates, Inc.

Professional Land Surveyors

401 South Market St. P.O. Box 44
Wooster, Ohio 44691
330.264.9499

William R. Gasbarre, P.S. (Ret.)

Edward A. Gasbarre, P.S.

gasbarresurveying@embarqmail.com

November 12, 2020

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

Grantee(s):

Boundary Description
1.778 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 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 681.51 feet, along the north line of the quarter section and in Emerson Road, to the northeast corner of a 1.55 acre parcel described in a deed to Curtis R. and Gloria Nussbaum recorded in official record volume 749, page 598, the **Point of Beginning** for the parcel herein described – witnessed by a 1-1/4 inch diameter iron reference pipe found S 03° 07' 53" W 30.32 feet.

Thence with the following FIVE courses:

- 1) **S 03° 07' 53" W 516.41 feet**, along the east line of the 1.55 acre parcel and the extension thereof, to a capped pin set.
- 2) **N 86° 52' 07" W 150.04 feet** to a capped pin set.
- 3) **N 03° 10' 02" E 286.07 feet**, in part along a west line of said 1.55 acre parcel, to a 5/8 inch diameter iron pin found.
- 4) **N 03° 03' 48" E 230.09 feet**, along the west line of the 1.55 acre parcel, to a point on the north line of the quarter section and in Emerson Road – witnessed by a 1 inch diameter iron reference pipe found S 03° 03' 48" W 30.15 feet.
- 5) **S 86° 57' 48" E 150.14 feet**, along the north line of the quarter section and in Emerson Road, to the **Point of Beginning**.

This parcel contains 1.778 acres

Prior Instrument: Official record volume 749, page 598.

Permanent Parcel #: all of 47-00987.000 and 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 November 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 WN page 839

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, P.S. 7036

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