

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.
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January 4, 2021

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

Grantee(s):

Boundary Description
3.759 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 record 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 578.10 feet, along the north line of the quarter section and in Emerson Road, to the northwest corner of Dalak Enterprises, LLC as described in official record volume 896, page 1965, the **Point of Beginning** for the parcel herein described – witnessed by a 1 inch diameter iron reference pipe found S 02° 58' 11" W 30.25 feet.

Thence with the following NINE courses:

- 1) S 02° 58' 11" W 200.35 feet, along the west line of Dalak Enterprises, LLC, to a 1 inch diameter pinched iron pipe found at the southwest corner thereof.
- 2) S 03° 07' 53" W 497.88 feet to a capped pin set.
- 3) N 86° 59' 43" W 513.93 feet to a capped pin set on the east line of Dorothy E. Steiner as described in deed volume 677, page 328.
- 4) N 02° 49' 25" E 242.27 feet, along the east line of Steiner, to a 5/8 inch diameter iron pin found at the southwest corner of Lot 4 of the D & E Nussbaum Plat recorded in plat volume 32, page 314.
- 5) S 88° 17' 50" E 261.33 feet, along the south line of Lot 4, to a capped pin found at the southeast corner thereof.

Nussbaum description of 3.759 acres in Section 31, T-16N, R-11W, Sugar Creek Twp.,
Wayne County, Ohio

- 6) S 03° 10' 02" W 66.00 feet, along the west line of Michael R. and Sherri L. Lemon as described in official record volume 917, page 2380, to a capped pin set.
- 7) S 86° 52' 07" E 150.04 feet, along the south line of Lemon, to a capped pin set.
- 8) N 03° 07' 53" E 516.41 feet, along the east line of Lemon, to a point on the north line of the quarter section and in Emerson Road – witnessed by a 1-1/4 inch diameter iron reference pipe found S 03° 07' 53" W 30.32 feet.
- 9) S 86° 57' 48" E 103.41 feet, along the north line of the quarter section and in Emerson Road, to the **Point of Beginning**.

This parcel contains 3.759 acres.

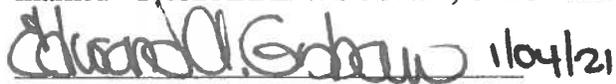
Prior Instrument: Official record volume 749, page 598.

Permanent Parcel #: part of 47-00987.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in January 2021, 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 W/W, page 877.

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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January 4, 2021

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

Grantee(s):

Boundary Description
6.071 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 record 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 S 09° 00' 00" W 201.47 feet, along the east line of the quarter section and in Kohler Road, to the southeast corner of Shawn A. and Letitia S. Horner as described in official record volume 390, page 1395, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found N 86° 57' 35" W 30.05 feet.

Thence with the following FOUR courses:

- 1) S 09° 00' 00" W 500.27 feet, along the east line of the quarter section and in Kohler Road, to a point – witnessed by a capped reference pin set N 86° 59' 43" W 30.00 feet.
- 2) N 86° 59' 43" W 505.78 feet to a capped pin set.
- 3) N 03° 07' 53" E 497.88 feet to a 1 inch diameter pinched iron pipe found at the southwest corner of Dalak Enterprises, LLC as described in official record volume 896, page 1965.
- 4) S 86° 57' 35" E 556.93 feet, along the south line of Dalak Enterprises, LLC and the extension thereof, to the **Point of Beginning**.

This parcel contains 6.071 acres.

Prior Instrument: Official record volume 749, page 598.

Nussbaum description of 6.071 acres in Section 31, T-16N, R-11W, Sugar Creek Twp.,
Wayne County, Ohio

Permanent Parcel #: part of 47-00987.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in January 2021, 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 W/W, page 817.

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 1/04/21

Edward A. Gasbarre, P.S. 7036

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January 4, 2021

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

Grantee(s):

Boundary Description
7.948 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 record volume 749, page 598 of the Wayne County records.

Described as follows:

Commencing at a capped pin found in Kohler Road (Township Road 129) marking the southeast corner of the northwest quarter of Section 31.

Thence N 09° 00' 00" E 1697.21 feet, along the east line of the quarter section and in Kohler Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 86° 59' 43" W 30.00 feet.

Thence with the following SIX courses:

- 1) N 86° 59' 43" W 699.49 feet to a capped pin set.
- 2) S 02° 49' 25" W 254.09 feet to a capped pin set on the north line of Donald and Ruth Lehman as described in official record volume 575, page 2083.
- 3) N 86° 59' 43" W 290.91 feet, along the north line of Lehman, to a capped pin found on the east line of Dorothy E. Steiner as described in deed volume 677, page 328.
- 4) N 02° 49' 25" E 525.00 feet, along the east line of Steiner, to a capped pin set.
- 5) S 86° 59' 43" E 1019.70 feet to a point on the east line of the quarter section and in Kohler Road – witnessed by a capped reference pin set N 86° 59' 43" W 30.00 feet.
- 6) S 09° 00' 00" W 272.40 feet, along the east line of the of the quarter section and in Kohler Road, to the **Point of Beginning.**

This parcel contains 7.948 acres.

Nussbaum description of 7.948 acres in Section 31, T-16N, R-11W, Sugar Creek Twp.,
Wayne County, Ohio

Prior Instrument: Official record volume 749, page 598.

Permanent Parcel #: part of 47-00987.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in January 2021, 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 W/W page 877.

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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January 4, 2021

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

Grantee(s):

Boundary Description
4.000 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 record volume 749, page 598 of the Wayne County records.

Described as follows:

Commencing at a capped pin found in Kohler Road (Township Road 129) marking the southeast corner of the northwest quarter of Section 31.

Thence N 09° 00' 00" E 1441.72 feet, along the east line of the quarter section and in Kohler Road, to the northeast corner of Donald and Ruth Lehman as described in official record volume 575, page 2083, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 86° 59' 43" W 30.00 feet.

Thence with the following **FOUR** courses:

- 1) **N 86° 59' 43" W 672.00 feet**, along the north line of Lehman, to a capped pin set.
- 2) **N 02° 49' 25" E 254.09 feet** to a capped pin set.
- 3) **S 86° 59' 43" E 699.49 feet** to a point on the east line of the quarter section and in Kohler Road – witnessed by a capped reference pin set N 86° 59' 43" W 30.00 feet.
- 4) **S 09° 00' 00" W 255.49 feet**, along the east line of the quarter section and in Kohler Road, to the **Point of Beginning**.

This parcel contains 4.000 acres.

Prior Instrument: Official record volume 749, page 598.

Permanent Parcel #: part of 47-00987.000

Nussbaum description of 4.000 acres in Section 31, T-16N, R-11W, Sugar Creek Twp.,
Wayne County, Ohio

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in January 2021, 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 W/W page 877.

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.


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