

R.W.

**GASBARRE** & Associates, Inc.

Professional Land Surveyors

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March 9, 2021

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Nussbaum\_Legal\_62.100 Ac.docx

**Grantor(s):** Dallas Earl Jr. and Kristi J. Nussbaum  
13533 Nussbaum Rd.  
Dalton, OH 44618

**Grantee(s):**

### BOUNDARY DESCRIPTION

**62.100 Acres**

Situated in the State of Ohio, County of Wayne, **Township of Sugar Creek** in the **southwest quarter of Section 20, T-16N, R-11W.**

Being all of the land described in deeds to **Dallas Earl Nussbaum, Jr. and Kristi J. Nussbaum** recorded in official record volume 382, pages 728 and 730 and official record volume 877, page 128 of the Wayne County records.

Described as follows:

**Beginning** at a railroad spike found in Nussbaum Road (Township Road 237) marking the center of the Section 20 – witnessed by a 1 inch diameter steel reference pipe found S 1° 45' 42" W 25.06 feet.

Thence with the following SIX courses:

- 1) **S 1° 45' 42" W 1627.44 feet**, along the east line of the quarter section, to a cherry stump marking the northeast corner of Jay Lehman Walnut Farm, LLC as described in official record volume 840, pages 876 and 879 – witnessed by a capped reference pin found S 1° 45' 42" W 5.00 feet.
- 2) **N 87° 25' 30" W 1194.97 feet**, along the north line Lehman, to the southwest corner of a 44 acre tract described in deeds to Dallas Earl Nussbaum, Jr. and Kristi J. Nussbaum recorded in official record volume 382, pages 728 and 730 – witnessed by a dressed sandstone monument found N 1° 46' 39" E 0.40 feet.
- 3) **N 1° 46' 39" E 388.90 feet**, along the west line of Nussbaum, to a dressed sandstone monument found at the northeast corner of Ern Meister, LLC as described in official record volume 886, page 1752.
- 4) **N 86° 39' 16" W 600.68 feet**, along the north line of Meister, to a 5/8 inch diameter steel pin found at the southwest corner a 17.248 acre tract described in a deed to Dallas Earl Nussbaum, Jr. and Kristi J. Nussbaum recorded in official record volume 877, page 128.

Nussbaum description of 62.100 acres in Section 20, T-16N, R-11W,  
Sugar Creek Township, Wayne County, Ohio

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- 5) **N 1° 51' 07" E 1253.45 feet**, along the west line of Nussbaum, to a point on the north line of the quarter section and in Nussbaum Road – witnessed by a 5/8 inch diameter steel reference pin found S 1° 51' 07" W 30.14 feet.
- 6) **S 86° 41' 24" E 1793.88 feet**, along the north line of the quarter section and in Nussbaum Road, to the **Point of Beginning**.

**This parcel contains 62.100 acres.**

**Prior Instrument:** official record volume 382, pages 728 and 730 and official record volume 877, page 128.

**Permanent Parcel #:** 47-01037.000 and 47-00989.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in March 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 WM/page 924

All bearings are related and common with record survey UU-200.

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* 3/09/21

Edward A. Gasbarre, P.S. 7036

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