

R.W.

**GASBARRE & Associates, Inc.**

Professional Land Surveyors

401 South Market St. P.O. Box 44

Wooster, Ohio 44691

330.264.9499

May 4, 2021

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

Edward A. Gasbarre, P.S.

gasbarresurveying@embarqmail.com

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

**Grantee(s):**

**Access Easement Description**

The grantor herein grants to the grantees, their heirs, successors and assigns, an easement for ingress, egress and utilities, along, across, over and under the following described strip of land.

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 part of the land described in a deed to **Kristi J. Nussbaum** recorded in official record volume 922, page 1652 of the Wayne County records and being a strip of land lying between parallel lines located 30 feet west of the following described east line along with any shortening or extensions of those lines required to intersect the property lines.

Described as follows:

**Commencing** 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 01° 45' 42" W 25.06 feet.

Thence N 86° 41' 24" W 1195.54 feet, along the north line of the quarter section and in Nussbaum Road, to the northeast corner of a 5.227 acre parcel, the **Point of Beginning** for the easement herein described – witnessed by a 5/8 inch diameter steel reference pin found S 01° 44' 44" W 30.16 feet.

Thence with the following course:

- 1) **S 01° 44' 44" W 724.45 feet**, along the east line of the 5.227 acre parcel, to a capped pin set at the northeast corner of a 7.292 acre parcel and there **terminate**.

**Prior Instrument:** official record volume 922, page 1652.

**Permanent Parcel #:** part of 47-00989.000

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

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This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in May 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 WW page 985

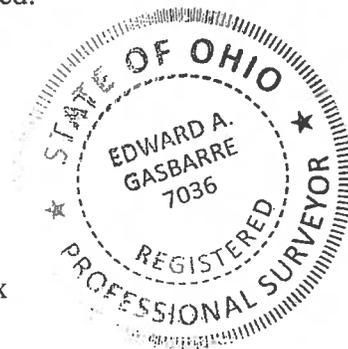
All bearings are related and common with record survey WW-924.

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 5/10/21

Edward A. Gasbarre, P.S. 7036

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May 6, 2021

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

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gasbarresurveying@embarqmail.com

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

**Grantee(s):**

### BOUNDARY DESCRIPTION

**4.729 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 part of the land described in a deed to **Kristi J. Nussbaum** recorded in official record volume 922, page 1652 of the Wayne County records.

Described as follows:

**Commencing** 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 01° 45' 42" W 25.06 feet.

Thence N 86° 41' 24" W 1509.34 feet, along the north line of the quarter section and in Nussbaum Road, to the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set S 01° 51' 07" W 30.00 feet.

Thence with the following **FOUR** courses:

- 1) S 01° 51' 07" W 724.21 feet to a capped pin set.
- 2) N 86° 39' 16" W 284.54 feet to a capped pin marked "Purdy 7307" found at the southeast corner of Alvin A. and Ella L. Miller as described in official record volume 876, page 852.
- 3) N 01° 51' 07" E 724.04 feet, along the east line of Miller, to a point on the north line of the quarter section and in Nussbaum Road – witnessed by a 5/8 diameter steel reference pin found S 01° 51' 07" W 30.14 feet.
- 4) S 86° 41' 24" E 284.54 feet, along the north line of the quarter section and in Nussbaum Road, to the **Point of Beginning**.

**This parcel contains 4.729 acres.**

Nussbaum description of 4.729 acres in Section 20, T-16N, R-11W, Sugar Creek Township,  
Wayne County, Ohio

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**Prior Instrument:** official record volume 922, page 1652.

**Permanent Parcel #:** part of 47-00989.000

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All bearings are related and common with record survey WW-924.

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 5/06/21

Edward A. Gasbarre, P.S. 7036

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May 6, 2021

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

**Grantee(s):**

### BOUNDARY DESCRIPTION

**5.227 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 part of the land described in a deed to **Kristi J. Nussbaum** recorded in official record volume 922, page 1652 of the Wayne County records.

Described as follows:

**Commencing** 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 01° 45' 42" W 25.06 feet.

Thence N 86° 41' 24" W 1195.54 feet, along the north line of the quarter section and in Nussbaum Road, to the **Point of Beginning** for the parcel herein described – witnessed by a 5/8 inch diameter steel reference pin found S 01° 44' 44" W 30.16 feet.

Thence with the following **FOUR** courses:

- 1) **S 01° 44' 44" W 724.45 feet** to a capped pin set.
- 2) **N 86° 39' 16" W 315.16 feet** to a capped pin set.
- 3) **N 01° 51' 07" E 724.21 feet** to a point on the north line of the quarter section and in Nussbaum Road – witnessed by a capped reference pin set S 01° 51' 07" W 30.00 feet.
- 4) **S 86° 41' 24" E 313.80 feet**, along the north line of the quarter section and in Nussbaum Road, to the **Point of Beginning**.

**This parcel contains 5.227 acres** and is subject to the access easement described in official record volume \_\_\_\_, page \_\_\_\_.

Nussbaum description of 5.227 acres in Section 20, T-16N, R-11W, Sugar Creek Township,  
Wayne County, Ohio

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**Prior Instrument:** official record volume 922, page 1652.

**Permanent Parcel #:** part of 47-00989.000

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All bearings are related and common with record survey WW-924.

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.

 s/b 6/21  
Edward A. Gasbarre, P.S. 7036

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

**Grantee(s):**

### BOUNDARY DESCRIPTION

**7.292 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 part of the land described in a deed to **Kristi J. Nussbaum** recorded in official record volume 922, page 1652 of the Wayne County records.

Described as follows:

**Commencing** 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 01° 45' 42" W 25.06 feet.

Thence N 86° 41' 24" W 1195.54 feet, along the north line of the quarter section and in Nussbaum Road, to the northeast corner of a 5.227 acre parcel – witnessed by a 5/8 inch diameter steel reference pin found S 01° 44' 44" W 30.16 feet.

Thence S 01° 44' 44" W 724.45 feet, along the east line of the 5.227 acre parcel, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following **FOUR** courses:

- 1) **S 01° 44' 44" W 529.44 feet** to a dressed sandstone monument found at the northeast corner of Ern Meister, LLC as described in official record volume 886, page 1752.
- 2) **N 86° 39' 16" W 600.68 feet**, along the north line of Ern Meister, LLC, to a 5/8 inch diameter steel pin found.
- 3) **N 01° 51' 07" E 529.41 feet**, along the east line of Martin A. Yoder as described in official record volume 906, page 3531 and the extension thereof, to a capped pin marked "Purdy 7307" found.
- 4) **S 86° 39' 16" E 599.70 feet** to the **Point of Beginning**.

Nussbaum description of 7.292 acres in Section 20, T-16N, R-11W, Sugar Creek Township,  
Wayne County, Ohio

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**This parcel contains 7.292 acres**, has no frontage on any public way but is benefited by the access easement described in official record volume \_\_\_\_, page \_\_\_\_.

**Prior Instrument:** official record volume 922, page 1652.

**Permanent Parcel #:** part of 47-00989.000

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 5/16/21  
Edward A. Gasbarre, P.S. 7036

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

**Grantee(s):**

### BOUNDARY DESCRIPTION

**44.852 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 part of the land described in a deed to **Kristi J. Nussbaum** recorded in official record volume 922, page 1652 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 01° 45' 42" W 25.06 feet.

Thence with the following FIVE courses:

- 1) **S 01° 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 01° 45' 42" W 5.00 feet.
- 2) **N 87° 25' 30" W 1194.97 feet**, along the north line Lehman, to an easterly corner of Ern Meister, LLC as described in official record volume 886, page 1752 – witnessed by a dressed sandstone monument found N 1° 46' 39" E 0.40 feet.
- 3) **N 01° 46' 39" E 388.90 feet**, along an east line of Ern Meister, LLC, to a dressed sandstone monument found at the northeast corner thereof.
- 4) **N 01° 44' 44" E 1253.88 feet**, 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 01° 44' 44" W 30.16 feet.
- 5) **S 86° 41' 24" E 1195.54 feet**, along the north line of the quarter section and in Nussbaum Road, to the **Point of Beginning**.

**This parcel contains 44.852 acres.**

Nussbaum description of 44.852 acres in Section 20, T-16N, R-11W, Sugar Creek Township,  
Wayne County, Ohio

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**Prior Instrument:** official record volume 922, page 1652.

**Permanent Parcel #:** 47-00989.000

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Edward A. Gasbarre, P.S. 7036

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