

BOUNDARY DESCRIPTION
6.272 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 **Donald and Ruth Lehman** recorded in official record volume 575, page 2083 of the Wayne County records.

Described as follows:

Commencing at capped pin found in Kohler Road (Township Road 129) marking the center of Section 31 – witnessed by a capped reference pin set N 86° 59' 43" W 30.00 feet.

Thence N 09° 00' 00" E 631.38 feet, along the east line of the quarter section and in Kohler Road, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 87° 31' 59" W 18.96 feet.

Thence with the following EIGHT courses:

- 1) N 87° 31' 59" W 235.79 feet to a capped pin set.
- 2) S 72° 18' 30" W 90.64 feet to a capped pin set.
- 3) S 42° 10' 49" W 31.52 feet to a capped pin set.
- 4) N 73° 33' 25" W 79.96 feet to a capped pin set.
- 5) N 86° 39' 36" W 131.09 feet to a capped pin set.
- 6) N 02° 49' 25" E 494.72 feet to a capped pin set.
- 7) S 86° 59' 43" E 598.73 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 19.63 feet
- 8) S 09° 00' 00" W 457.89 feet, along the east line of the quarter section and in Kohler Road, to the **Point of Beginning**.

This parcel contains 6.272 acres.

Prior Instrument: official record volume 575 page 2083.

Permanent Parcel #: all of 47-00997.000.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in August of 2022, 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 XX, page 351

All bearings are related and common with record survey WW-877.

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 8/24/22

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
16.599 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 **Donald and Ruth Lehman** recorded in official record volume 575, page 2083 of the Wayne County records.

Described as follows:

Commencing at capped pin found in Kohler Road (Township Road 129) marking the center of Section 31 – witnessed by a capped reference pin set N 86° 59' 43" W 30.00 feet.

Thence N 09° 00' 00" E 332.70 feet, along the east line of the quarter section and in Kohler Road, the northeast corner of Don and Ellen Nussbaum as described in official record volume 923, page 1579, 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 TWELVE courses:

- 1) **N 86° 59' 43" W 843.59 feet**, along the north line of Nussbaum, to a capped pin set on the east line of a 113.86 acre tract described in a deed to Dorothy E. Steiner recorded in official record volume 860, page 1721.
- 2) **N 02° 49' 25" E 1102.96 feet**, along the east line of Steiner, to a capped pin found at the southwest corner of Acres of Options, LLC as described in official record volume 919, page 4489.
- 3) **S 86° 59' 43" E 962.91 feet**, along the south line of Acres of Options, LLC, to a point on the east line of the quarter section and in Kohler Road – witnessed by a capped reference pin found N 86° 59' 43" W 30.00 feet.
- 4) **S 09° 00' 00" W 352.45 feet**, along the east line of the quarter section and in Kohler Road, to a point – witnesses by a capped reference pin set N 86° 59' 43" W 19.63 feet.
- 5) **N 86° 59' 43" W 598.73 feet** to a capped pin set.
- 6) **S 02° 49' 25" W 494.72 feet** to a capped pin set.
- 7) **S 86° 39' 36" E 131.09 feet** to a capped pin set.
- 8) **S 73° 33' 25" E 79.96 feet** to a capped pin set.
- 9) **N 42° 10' 49" E 31.52 feet** to a capped pin set.
- 10) **N 72° 18' 30" E 90.64 feet** to a capped pins set.

- 11) S 87° 31' 59" E 235.79 feet to a point on the east line of the quarter section and in Kohler Road
–witnessed by a capped reference pin set N 87° 31' 59" W 18.96 feet.
- 12) S 09° 00' 00" W 298.68 feet, along the east line of the quarter section and in Kohler Road, to the
Point of Beginning.

This parcel contains 16.599 acres.

Prior Instrument: official record volume 575 page 2083.

Permanent Parcel #: part of 47-00997.000.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in August of 2022, 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 XX, page 35 |

All bearings are related and common with record survey WW-877.

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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