

Description 70.638 acre parcel

Being part of Lot 27, Third Quarter, T-9 N, R-5 W, Berlin Township, Holmes County, Ohio, also known as all of the remainder of the lands conveyed to Earl E. Beachy and Effie Beachy in Deed vol. 222 page 793, PN 0100015000.

Described as follows:

Beginning at a stone found marking the northwest corner of Lot 27 the TRUE POINT OF BEGINNING.

thence with the following EIGHTEEN (18) COURSES:

- 1) S 89 degrees 15' 21" E 2751.63 feet along the lot line to a 5/8 inch rebar found in T.R. 367;
- 2) S 00 degrees 31' 20" W 86.09 feet along the lot line and along T.R. 367 to a R.R. spike found, witnessed by an iron pin set N 88 degrees 58' 20" W 30.00 feet;
- 3) N 88 degrees 58' 20" W 1270.13 feet along Burnell W. Beachy and Tracy A. Beachy's (O.R. 174 page 3019) north line and along Dean L. Yoder and Bonita R. Yoder's (O.R. 233 page 2065) north line and along the north line of Lot 1 of Sand Ridge Subdivision (Plat vol. 19 page 2047) to a 5/8 inch rebar found;
- 4) S 05 degrees 42' 22" W 253.42 feet along the west line of Lot 1 of said Sand Ridge Subdivision and along said Yoder's west line to an iron pin set;
- 5) S 03 degrees 29' 16" E 360.72 feet along the west line of Lot 1 of said Sand Ridge Subdivision and along said Yoder's west line to a 5/8 inch rebar found;
- 6) N 68 degrees 56' 37" E 497.84 feet along the south line of Lot 1 of said Sand Ridge Subdivision and along said Yoder's south line to a 3/4 inch rod found;
- 7) S 00 degrees 59' 00" W 210.00 feet along Gerald L. Miller and Carma D. Miller's (O.R. 229 page 1260) west line to a 3/4 inch rod found;
- 8) S 88 degrees 46' 26" E 183.51 feet along said Miller's south line to a 3/4 inch rod found;
- 9) S 01 degrees 36' 12" W 904.40 feet along Jerry A. Yoder and Lisa R. Yoder's (O.R. 266 page 418) west line and along Larry G. Yoder's (D.V. 266 page 995) west line to a point in the center of T.R. 367, witnessed by a 3/4 inch rod found N 01 degrees 36' 12" E 26.08 feet;
- 10) S 65 degrees 02' 32" W 57.27 feet along the centerline of T.R. 367 to a point;
- 11) N 88 degrees 16' 03" W 66.48 feet along Joseph R. Yoder and Elizabeth M. Yoder's (O.R. 279 page 984) north line to a 3/4 inch rod found;
- 12) N 11 degrees 38' 07" W 244.79 feet along said Joseph R. Yoder and Elizabeth M. Yoder's east line to a 3/4 inch rod found;
- 13) N 24 degrees 01' 29" W 337.36 feet along said Joseph R. Yoder and Elizabeth M. Yoder's east line to a 3/4 inch rod found;
- 14) S 75 degrees 23' 14" W 308.70 feet along said Joseph R. Yoder and Elizabeth M. Yoder's north line to a 3/4 inch rod found;
- 15) S 18 degrees 50' 03" E 237.78 feet along said Joseph R. Yoder and Elizabeth M. Yoder's west line to a 3/4 inch rod found;
- 16) S 00 degrees 45' 21" W 288.23 feet along said Joseph R. Yoder and Elizabeth M. Yoder's west line to a 5/8 inch rebar found on the lot line;
- 17) N 88 degrees 56' 30" W 1588.00 feet along the lot line to a 1/2 inch pipe found marking the southwest corner of Lot 27;
- 18) N 00 degrees 44' 49" E 1686.54 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 70.638 acres, but subject to all highways and easements of record.

This parcel is subject to Private Road 5508, an existing 50 foot private road recorded in Plat vol. 19 page 2047.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 4796 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
July 21, 2022

Aaron L. Gerber

P.S. 8379



Parcel Number: 0100015004

FILE DESCRIPTION

Holmes County Map Office
9/9/2022