

Description 159.519 acre parcel

Being part of Lot 12, First Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio, also known as all of the lands conveyed to Boyd Acres LLC in Official Record vol. 246 page 2089 and Official Record vol. 246 page 2092, PN 0100048000 and PN 0100049000.

Described as follows:

Beginning at a R.R. spike found in C.R. 201 marking the southwest corner of Lot 12 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 88 degrees 45' 08" E 25.15 feet.

thence with the following TWENTY-SIX (26) COURSES:

- 1) N 00 degrees 34' 28" E 443.17 feet along the lot line and along the centerline of C.R. 201 to a point at the intersection of C.R. 201 and T.R. 360;
- 2) N 75 degrees 26' 32" E 428.26 feet along the centerline of T.R. 360 to a point;
- 3) N 71 degrees 53' 53" E 146.41 feet along the centerline of T.R. 360 to a point;
- 4) N 69 degrees 18' 47" E 568.03 feet along the centerline of T.R. 360 to a point, witnessed by a 5/8 inch rebar found S 06 degrees 42' 09" W 22.73 feet;
- 5) S 06 degrees 42' 09" W 400.00 feet along Boyd Acres LLC's (O.R. 250 page 3227) west line to a 5/8 inch rebar found;
- 6) N 85 degrees 18' 48" E 333.26 feet along said Boyd Acres LLC's south line to a 5/8 inch rebar found;
- 7) N 06 degrees 42' 09" E 494.72 feet along said Boyd Acres LLC's west line to a point in T.R. 360, witnessed by a 5/8 inch rebar found S 06 degrees 42' 09" W 27.68 feet;
- 8) S 70 degrees 32' 05" W 364.01 feet along the centerline of T.R. 360 to a point;
- 9) S 69 degrees 18' 47" W 568.03 feet along the centerline of T.R. 360 to a point;
- 10) S 71 degrees 53' 53" W 146.41 feet along the centerline of T.R. 360 to a point;
- 11) S 75 degrees 26' 32" W 428.26 feet along the centerline of T.R. 360 to a point on the lot line and in C.R. 201;
- 12) N 00 degrees 34' 28" E 908.43 feet along the lot line and along C.R. 201 to a R.R. spike found;
- 13) N 00 degrees 29' 58" E 2.86 feet along the lot line and along C.R. 201 to a point, witnessed by an iron pin set S 89 degrees 56' 36" E 16.13 feet;
- 14) S 89 degrees 56' 36" E 163.30 feet along Raymond Hershberger and Edna Hershberger's (D.V. 140 page 479) south line to an iron pin set;
- 15) N 00 degrees 29' 58" E 200.00 feet along said Hershberger's east line to an iron pin set;
- 16) N 89 degrees 56' 36" W 163.30 feet along said Hershberger's north line to a point on the lot line and in C.R. 201, witnessed by an iron pin set S 89 degrees 56' 36" E 26.81 feet;
- 17) N 00 degrees 29' 58" E 353.60 feet along the lot line and along C.R. 201 to a point, witnessed by an iron pin set S 89 degrees 30' 02" E 33.66 feet;
- 18) S 89 degrees 30' 02" E 203.30 feet along New Creation Farm, LLC's (O.R. 275 page 6989) south line to a 5/8 inch rebar found;
- 19) S 00 degrees 29' 58" W 36.50 feet along said New Creation Farm, LLC's west line to a 5/8 inch rebar found;
- 20) S 89 degrees 30' 02" E 110.20 feet along said New Creation Farm, LLC's south line to a 5/8 inch rebar found;

- 21) N 00 degrees 29' 58" E 175.50 feet along said New Creation Farm, LLC's east line to an iron pin set;
- 22) N 89 degrees 30' 02" W 313.50 feet along said New Creation Farm, LLC's north line to a point on the lot line and in C.R. 201, witnessed by an iron pin set S 89 degrees 30' 02" E 32.05 feet;
- 23) N 00 degrees 29' 58" E 647.70 feet along the lot line and along C.R. 201 to a R.R. spike found marking the northwest corner of Lot 12, witnessed by an iron pin set S 88 degrees 26' 19" E 31.58 feet;
- 24) S 88 degrees 26' 19" E 2671.60 feet along the lot line to a 5/8 inch rebar found marking the northeast corner of Lot 12;
- 25) S 00 degrees 34' 31" W 2680.11 feet along the lot line to a 5/8 inch rebar found marking the southeast corner of Lot 12;
- 26) N 88 degrees 45' 08" W 2669.60 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 159.519 acres, but subject to all highways and easements of record.

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 5293 for survey.
 This survey made and description prepared from a survey made December 9, 2022 by Aaron L. Gerber, P.S. 8379.
 Updated April 1, 2024


 Aaron L. Gerber P.S. 8379



Parcel Number: 0100049001

FILE DESCRIPTION
 Holmes County Map Office
 6/4/2024

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