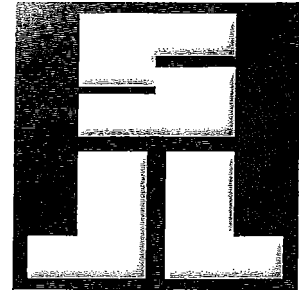


**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



BOUNDARY DESCRIPTION OF 2.161 AC. PARCEL

EW-2419CB

Situated in the Township of Berlin, T-9N; R-5W, Northeast Quarter of Section 15, County of Holmes and State of Ohio:

Known as being a part of lands conveyed to Laner Corporation in O.R. 0229; Page 0493 of Holmes County Official Records (PPN 0100091004) and further bounded and described as follows:

Commencing at a stone found at the northwest corner of the Northeast Quarter of Section 15, also being in T.R. 366;

Thence S 89° 25' 24" E, 763.59 feet along the section line and in T.R. 366 to a point at the northwest corner of lands conveyed to The Holmes County Board of Commissioners in O.R. 0272; Page 2563 of Holmes County Official Records ~ witnessed by a capped pin marked "S.J.L., INC." found S 16° 48' 52" W, 31.25 feet;

Thence S 16° 48' 52" W, 287.20 feet along a westerly line of lands conveyed to said Holmes County Board of Commissioners and along a westerly line of Lot 1 in EMB Allotment 1 as recorded in Volume 019; Page 4076 of Holmes County Plat Records and being lands conveyed to Northridge EMB, LLC in O.R. 0272; Page 2576 of Holmes County Official records to capped pin marked "S.J.L., INC." found;

Thence S 03° 13' 33" W, 380.14 feet along a westerly line of said Lot 1 to a capped pin marked "S.J.L., INC." found;

Thence S 17° 35' 11" W, 112.18 feet along a westerly line of said Lot 1 to a capped pin marked "S.J.L., INC." found;

Thence S 29° 47' 18" W, 233.96 feet along a westerly line of said Lot 1 to a capped pin marked "S.J.L., INC." found at the southwesterly corner thereof;

Thence S 86° 10' 53" E, 424.47 feet along the southerly line of said Lot 1 to capped pin marked "S.J.L., INC." found at the southeast corner and the principal place of beginning of the parcel herein described;

THENCE THE FOLLOWING TWENTY FOUR (24) COURSES:

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- 1) **S 86° 10' 53" E, 50.05** feet along the south line of lands conveyed to Laner Corporation in O.R. 0272; Page 2568 of Holmes County Official Records to a point on a west line of lands conveyed to Berlin Township Board of Trustees in O.R. 0253; Page 3420 of Holmes County Official Records ~ witnessed by a capped pin marked "S.J.L., INC." found S 01° 21' 53" W, 52.57 feet;
- 2) **S 01° 21' 53" W, 107.02** feet along a west line of Berlin Township Board of Trustees lands and its westerly prolongation to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set at a point of curvature;
- 3) southwesterly **203.99** feet along the arc of a curve deflecting to the right, said curve having a radius of 325.00 feet, a central angle of 35° 57' 46" and a chord which bears S 19° 20' 46" W, 200.66 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set;
- 4) **S 37° 19' 39" W, 265.00** feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set at a point of curvature;
- 5) southwesterly **251.28** feet along the arc of a curve deflecting to the left, said curve having a radius of 275.00 feet, a central angle of 52° 21' 15" and a chord which bears S 11° 09' 01" W, 242.63 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set;
- 6) **S 15° 01' 36" E, 253.24** feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set at a point of curvature;
- 7) southwesterly **337.06** feet along the arc of a curve deflecting to the right, said curve having a radius of 275.00 feet, a central angle of 70° 13' 30" and a chord which bears S 20° 05' 09" W, 316.35 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set;
- 8) **S 55° 11' 54" W, 45.16** feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set at a point of curvature;
- 9) southwesterly **38.84** feet along the arc of a curve deflecting to the left, said curve having a radius of 25.00 feet, a central angle of 89° 01' 20" and a chord which bears S 10° 41' 14" W, 35.05 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set at a reverse curve and a northerly right-of-way line of S.R. 39;
- 10) southeasterly, along a northerly right-of-way line of said S.R. 39, **12.71** feet along the arc of a curve deflecting to the right, said curve having a radius of 2904.80 feet, a central angle of 00° 15' 03" and a chord which bears S 33° 41' 55" E, 12.71 feet to a point ~ witnessed by a right-of-way monument found N 65° 54' 19" E, 0.29 feet;

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- 11) **S 33° 34' 53" E , 304.22** feet along a northerly right-of-way line of said S.R. 39 to a point on a northerly line of Lot 4 in Ingram Subdivision Replat No. 1 as recorded in Volume 019 Page 4082 of Holmes County Plat Records and being lands conveyed to Holmes Ingram Group, LTD. in O.R. 0272; Page 3225 of Holmes County Official Records ~ witnessed by a 5/8" rebar found S 88° 57' 49" E, 28.26 feet;
- 12) **N 88° 57' 49" W, 48.61** feet along a northerly line of said Lot 4 to a point in said S.R. 39 ~ witnessed by a capped pin with I.D. cap marked "BAKER" found S 88° 57' 49" E, 41.60 feet;
- 13) **N 33° 34' 53" W, 277.03** feet in S.R. 39 to a point of curvature ~ witnessed by a right-of-way monument found S 56° 04' 00" W, 40.24 feet;
- 14) northwesterly **223.19** feet along the arc of a curve deflecting to the left, said curve having a radius of 2864.80 feet, a central angle of 04° 27' 50" and a chord which bears N 35° 48' 48" W, 223.14 feet to a point in aforesaid S.R. 39 at a southeasterly corner of lands conveyed to Carl Swartzentruber & Judi Swartzentruber as recorded in Volume 228; Page 959 of Holmes County Deed records;
- 15) **N 50° 54' 13" E, 40.01** feet along a southeasterly line of said Carl Swartzentruber & Judi Swartzentruber lands to a point on a northerly right-of-way line of aforesaid S.R. 39 ~ witnessed by a 5/8" rebar found N 50° 54' 13" E, 13.57 feet;
- 16) southeasterly, along a northerly right-of-way line of said S.R. 39, **115.60** feet along the arc of a curve deflecting to the right, said curve having a radius of 2904.80 feet, a central angle of 02° 16' 49" and a chord which bears S 36° 55' 10" E, 115.60 to a point of a reverse curve;
- 17) southeasterly **38.84** feet along the arc of a curve deflecting to the left, said curve having a radius of 25.00 feet, a central angle of 89° 01' 20", and a chord which bears S 80° 17' 26" E, 35.05 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set;
- 18) **N 55° 11' 54" E, 45.16** feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set at a point of curvature;
- 19) northeasterly **275.77** feet along the arc of a curve deflecting to the left, said curve having a radius of 225.00 feet, a central angle of 70° 13' 30", and a chord which bears N 20° 05' 09" E, 258.83 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set;
- 20) **N 15° 01' 36" W, 253.24** feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set at a point of curvature;

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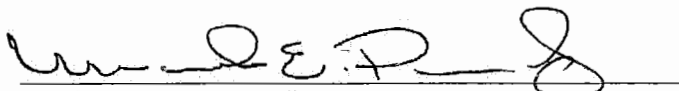
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- 21) northeasterly **296.97** feet along the arc of a curve deflecting to the right, said curve having a radius of 325.00 feet, a central angle of 52° 21' 15" and a chord which bears N 11° 09' 01" E, 286.75 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set;
- 22) N 37° 19' 39" E, **265.00** feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set at a point of curvature;
- 23) northeasterly **172.61** feet along the arc of a curve deflecting to the left, said curve having a radius of 275.00 feet, a central angle of 35° 57' 46" and a chord which bears N 19° 20' 46" E, 169.79 feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC." set;
- 24) N 01° 21' 53" E, **109.16** feet to the principal place of beginning and containing within said bounds **2.161** acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in July of 2020.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

See Plat Vol. 19; Page 4219 for survey.


Mark E. Purdy, P.S. #7307



Parcel Number: 0100091027

FILE DESCRIPTION

Holmes County Map Office
11/12/2020

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