

BOUNDARY DESCRIPTION
2.131 Acres

Situated in the State of Ohio, County of Holmes, **Township of Berlin** in the **northwest quarter of fractional Section 23, T-9N, R-6W, United States Military District.**

Being part of the land described in a deed to **Cloverland Farms LLC** recorded in official record volume 252, page 6979 (PPN 0100138001 and PPN 0100138000) of the Holmes County records.

Described as follows:

Commencing at a capped pin found marking the southeast corner of the northwest quarter of fractional Section 23.

Thence N 88° 31' 00" W 652.16 feet, along the south line of the quarter section, to a capped pin found at the southeast corner of Mast Family Group, Ltd. as described in official record volume 230, page 2322.

Thence N 1° 41' 33" E 480.07 feet, along the east line of Mast Family Group, Ltd., to a point in Township Road 309 - witnessed by a capped reference pin found S 1° 41' 33" W 21.62 feet.

Thence S 59° 05' 41" E 232.58 feet, in Township Road 309, to the **Point of Beginning** for the parcel herein described.

Thence with the following TEN courses:

- 1) N 27° 56' 53" E 20.75 feet to a capped pin found.
- 2) N 52° 24' 39" E 293.87 feet to a capped pin set.
- 3) S 33° 48' 55" E 71.42 feet to a capped pin set.
- 4) S 81° 53' 20" E 172.11 feet to a point on the east line of the quarter section.
- 5) S 01° 41' 54" W 192.89 feet, along the east line of the quarter section, to a capped pin set.
- 6) S 83° 39' 04" W 119.05 feet to a capped pin set.
- 7) S 01° 24' 56" W 70.69 feet to a point in Township Road 309 – witnessed by a capped reference pin set N 01° 24' 56" E 18.05 feet.

- 8) **Northwesterly**, in Township Road 309 and with the arc of a curve concave to the northeast, a distance of 188.86 feet to a point of tangency.

The aforementioned curve has the following properties;

Central Angle = 12° 43' 49"

Chord Distance = 188.47 feet

Radius = 850.00 feet

Chord Bearing = N 66° 43' 42" W

- 9) **N 60° 21' 47" W 149.77 feet**, in Township Road 309, to a railroad spike found.
- 10) **N 59° 05' 41" W 27.55 feet**, in Township Road 309, to the **Point of Beginning**.

This parcel contains 2.131 acres.

Prior instrument: official record volume 252, page 6979

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July 2022, on behalf of R.W. Gasbarre & Associates, Inc.

All bearings are related and common with plat volume 19, page 2767.

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.

See plat volume 19, page 4779 for survey.

 7/18/22

Edward A. Gasbarre, P.S. 7036

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Parcel Number: 0100138003

FILE DESCRIPTION

Holmes County Map Office
8/30/2022

2 of 2