



Diversified Engineering Inc.

CONSULTING ENGINEERS & SURVEYORS

DESCRIPTION OF A 0.073 ACRE PARCEL

Situated in the Township of Berlin, County of Holmes and State of Ohio, being part of Lot 25 in the Third Quarter, in Township 9, Range 5 of the United States Military District and being part of a parcel conveyed to Three Bee Company, Ltd. (P.N. 01-00215.000) and recorded in O.R. Volume 214, Page 582 of the Holmes County Official Records, and more fully bounded and described as follows:

Beginning at a railroad spike found at the northeast corner of said Lot 25; Thence N 89°01'58" W, along a northerly line of said Lot 25, a distance of 1555.36 feet to a "Diversified Engineering" iron pin found; Thence S 32°40'14" E, along a southwesterly line of a parcel of land conveyed to Wayne W. Beachy Jr. and Martha Beachy (P.N. 01-00035.001) and recorded in Deed Volume 250, Page 146 of the Holmes County Deed Records, a distance of 209.43 feet to a 5/8 inch iron pin found; Thence S 56°45'38" W, along northwesterly lines of parcels of land conveyed to Three Bee Company, Ltd. (P.N. 01-00036.005 & P.N. 01-00036.004) and recorded in O.R. Volume 214, Page 582 of the Holmes County Official Records, a distance of 60.00 feet to a 1/2" iron pipe found; Thence S 89°16'22" W, along northerly line of a parcel of land conveyed to Three Bee Company, Ltd. (P.N. 01-00215.000) and recorded in O.R. Volume 214, Page 582 of the Holmes County Official Records, a distance of 84.99 feet to an iron pin set, said point being the **True Place of Beginning** for the parcel of land herein described;

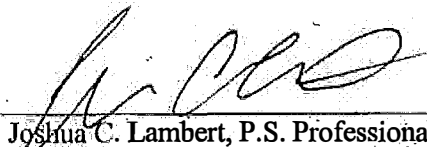
Course No. 1; Thence S 64°42'21" W, along a new line of division, passing an iron pin set at 88.96 feet, a total distance of 114.08 feet to a point along the centerline of State Route 39;

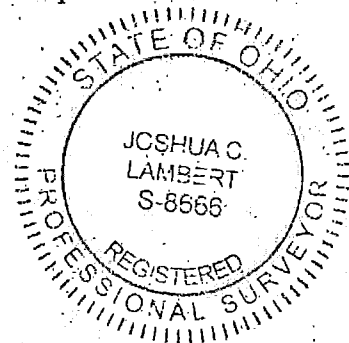
Course No. 2; Thence N 33°28'28" W, along said centerline of State Route 39, a distance of 56.39 feet to a point;

Course No. 3; Thence N 89°16'22" E, along southerly lines of parcels of land conveyed to SSB Community Bank (P.N. 01-00036.011 & P.N. 01-00214.000) as recorded in O.R. Volume 272, Page 3961 of the Holmes County Official Records, passing a mag nail set at 29.24 feet, a total distance of 134.26 feet, to the **True Place of Beginning** and containing 0.073 acres of land, more or less, as surveyed by Joshua C. Lambert, P.S., Ohio Registration No. S-8666, for Diversified Engineering Inc., in March 2021, but subject to all legal roads, highways, rights of way, easements and leases of record. **To go to Adjoiner.**

The Basis of Bearing is Ohio State Plane Coordinates, North Zone, NAD 1983.

All iron pins set are 30 inch X 3/4 inch round steel bars with plastic caps stamped "DIVERSIFIED ENGINEERING".

 3-19-21
Joshua C. Lambert, P.S. Professional Surveyor No. S-8666 Date



Survey recorded in Plat Vol. 19, Pg. 4386.

Parcel Number: 0100215001

175 Ray Ave. N.E. New Philadelphia, OH 44663 - Phone: 330-364-1631 - Fax: 330-364-4031 - Email: dei@div-eng.com

FILE DESCRIPTION
Holmes County Map Office
5/10/2021

DESCRIPTION 0.073 ACRE TRACT PURCHASE.docx