

Description 2.180 acre parcel

Being a part of Lot 2, Fourth Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Joe M. Wengerd and Phyllis R. Wengerd in Official Record vol. 260 page 6440 and Official Record vol. 261 page 4027, PN 0100758000 and PN 0100507002.

Described as follows:

Commencing at a R.R. spike found in C.R. 201 marking the northwest corner of Lot 2, thence S 88 degrees 40' 29" E 1129.51 feet along the lot line to a point, thence S 04 degrees 07' 45" W 599.81 feet along Trademark Land Company, LLC's (O.R. 206 page 1566) west line and along Kevin D. Miller and Leslie M. Miller's (O.R. 206 page 1572) west line to a point in the center of C.R. 626 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 04 degrees 07' 45" E 43.53 feet.

thence with the following ELEVEN (11) COURSES:

- 1) N 69 degrees 15' 40" E 385.84 feet along the centerline of C.R. 626 to a point, witnessed by an iron pin set S 17 degrees 08' 54" E 25.00 feet;
- 2) S 17 degrees 08' 54" E 229.25 feet through the lands of said Wengerd to a point in the center of U.S. 62 and S.R. 39, witnessed by an iron pin set N 17 degrees 08' 54" W 55.00 feet;
- 3) Along a curve to the right having a delta angle of 09 degrees 45' 46", R-1432.40 feet, T-122.33 feet, Ch. Brg.-S 78 degrees 01' 57" W, Ch.-243.77 feet along the centerline of U.S. 62 and S.R. 39 an arc distance of 244.07 feet to a point;
- 4) S 82 degrees 54' 50" W 15.00 feet along the centerline of U.S. 62 and S.R. 39 to a point;
- 5) S 84 degrees 19' 56" W 85.18 feet along the centerline of U.S. 62 and S.R. 39 to a point;
- 6) S 88 degrees 18' 50" W 199.86 feet along the centerline of U.S. 62 and S.R. 39 to a point;
- 7) S 88 degrees 54' 50" W 19.36 feet along the centerline of U.S. 62 and S.R. 39 to a point at the intersection of U.S. 62 and S.R. 39 and C.R. 626;
- 8) N 03 degrees 17' 44" E 76.60 feet along the centerline of C.R. 626 to a R.R. spike found;
- 9) N 39 degrees 28' 18" E 37.76 feet along the centerline of C.R. 626 to a R.R. spike found;

- 10) N 61 degrees 45' 05" E 39.74 feet along the centerline of C.R. 626 to a mag nail found;
- 11) N 69 degrees 02' 39" E 70.04 feet along the centerline of C.R. 626 to the TRUE POINT OF BEGINNING.

This parcel contains 2.180 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.

See Holmes County Plat Book 19, page 4224 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
September 8, 2020



Aaron L. Gerber P.S. 8379



Parcel Number: 0100758001

FILE DESCRIPTION
Holmes County Map Office
11/20/2020

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