

**Grantor(s): Michael J. and Ada Kauffman**  
**5835 P.R. 5500**  
**Millersburg, OH 44654**

November 16, 2020

**Grantee(s):**

**Description - Lot 2**

Being Lot 2 of Berlin Township Subdivision No. 3 recorded in Plat Book 19, Page 4393, of the Holmes County Records.

Lot 2 contains 1.000 acres, is subject to all highways and is benefitted by the access easement shown on said plat.

Berlin Township Subdivision No. 3 is Situated in Lot 16, 1<sup>st</sup> Qtr., T-9N, R-6W, of the United States Military District, Berlin Township, Holmes County, State of Ohio.

Note: Lot 2 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

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.

All bearings are related and common with plat book 19, page 3030 of the Holmes County records.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in November of 2020, on behalf of R.W. Gasbarre & Associates, Inc

  
Edward A. Gasbarre, P.S. 7036

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Parcel Number: 0101324025

**Grantor(s): Michael J. and Ada Kauffman  
5835 P.R. 5500  
Millersburg, OH 44654**

November 16, 2020

**Grantee(s):**

**50 Foot Access Easement Description**

The grantors herein, grant to the grantees, their heirs, successors and assigns, an easement for ingress, egress and utilities, along, across, over and under the following described strip of land.

Situated in the State of Ohio, County of Holmes, **Township of Berlin in Lot 16, 1<sup>st</sup> Qtr., T-9N, R-6W, of the United States Military District.**

Being part of the land described in a deed to **Michael J. Kauffman and Ada Kauffman** recorded in official record volume 268, page 4357 of the Holmes County records. Also known as permanent parcel number 0101324021.

Described as follows:

Being a strip of land lying between parallel lines, located 25 feet on each side of the following described centerline, along with any shortening or extensions of those lines required to intersect the property lines.

**Commencing** at a 5/8 inch diameter steel pin found marking the northwest corner of lot 16.

Thence S 85° 37' 21" E 1716.55 feet, along the north line of Lot 16, to a railroad spike found in Township Road 361 at the northwest corner of Raymond J. Kauffman and Esther Kauffman as described in deed volume 245, page 369, deed volume 254, page 431 and official record volume 257, page 1482, the **Point of Beginning** for the Access Easement herein described – witnessed by a capped reference pin found S 04° 02' 53" W 81.29 feet and a 5/8 inch diameter steel reference pin found S 53° 33' 09" E 27.72 feet.

Thence with the following SIX courses:

- 1) **S 58° 25' 10" W 62.71 feet** to a capped pin set.
- 2) **S 73° 03' 58" W 382.25 feet** to a capped pin set at a point of curvature.
- 3) **Southwesterly** along the arc of a curve to the left, a distance of 105.18 feet to a capped pin set at a point of tangency.

The aforementioned curve has the following properties.

Central Angle = 68° 29' 14"

Radius = 88.00 feet

Chord Bearing = S 38° 49' 21" W

Chord Distance = 99.03 feet

- 4) **S 04° 34' 44" W 223.60 feet** to a capped pin set.
- 5) **S 07° 14' 55" W 334.92 feet** to a point – witnessed by a capped reference pin set N 84° 33' 01' W 25.00 feet.
- 6) **S 05° 26' 59" W 373.10 feet**, 25.00 feet east of and parallel with the east line of Lot 1, to a capped pin set and there **Terminate**.

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See Plat Book 19, Page 4393 for survey.

 11/16/20  
Edward A. Gasbarre, P.S. 7036

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**FILE DESCRIPTION**  
Holmes County Map Office  
5/12/2021

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