

Description 271.468 acre parcel

Being part of the northeast, northwest, southeast, and southwest quarters of Section 24, Killbuck Township, T-8 N, R-7 W, Holmes County, Ohio, also known as all of the lands conveyed to Timothy J. Rohr, Trustee in Official Record vol. 248 page 5655, PN 0800229000, PN 0800228001, PN 0800227000, PN 0800228000, PN 0800231000, PN 0800226000, PN 0800231002, and PN 0800225000.

Described as follows:

Beginning at a stone found marking the northeast corner of the southeast quarter of Section 24 the TRUE POINT OF BEGINNING.

thence with the following TWENTY-NINE (29) COURSES:

- 1) S 01 degree 36' 15" W 524.97 feet along the section line to an iron pin set;
- 2) N 88 degrees 27' 19" W 1326.94 feet along Rippling Brook Ranch, Ltd.'s (O.R. 248 page 5175) north line to a point in T.R. 81, witnessed by an iron pin set S 88 degrees 27' 19" E 73.85 feet, also witnessed by an iron pin set S 01 degree 36' 15" W 446.02 feet;
- 3) S 01 degree 36' 15" W 2130.12 feet along Rippling Brook Ranch, Ltd.'s west line to an iron pin set on the Coshocton County line and on the section line;
- 4) N 88 degrees 24' 04" W 1179.22 feet along the Coshocton County line and along the section line to a point in S.R. 60, witnessed by an iron pin set S 88 degrees 24' 04" E 55.14 feet;
- 5) N 50 degrees 21' 49" W 181.61 feet along the centerline of S.R. 60 to a point;
- 6) Along a curve to the right having a delta angle of 22 degrees 04' 16", R – 487.62 feet, T – 95.10 feet, Ch. Brg. – N 39 degrees 19' 50" W, Ch. – 186.68 feet along the centerline of S.R. 60 an arc distance of 187.84 feet (passing into the southwest quarter of Section 24) to a point;
- 7) N 28 degrees 17' 42" W 477.39 feet along the centerline of S.R. 60 to a point;
- 8) Along a curve to the right having a delta angle of 17 degrees 47' 27", R – 716.20 feet, T – 112.10 feet, Ch. Brg. – N 19 degrees 23' 58" W, Ch. – 221.49 feet along the centerline of S.R. 60 an arc distance of 222.39 feet to a point;
- 9) N 10 degrees 30' 15" W 391.62 feet along the centerline of S.R. 60 to a point;
- 10) Along a curve to the left having a delta angle of 29 degrees 19' 11", R – 572.96 feet, T – 149.88 feet, Ch. Brg. – N 25 degrees 09' 50" W, Ch. – 290.01 feet along the centerline of S.R. 60 an arc distance of 293.20 feet to a point;
- 11) N 39 degrees 49' 26" W 223.09 feet along the centerline of S.R. 60 to a point;
- 12) Along a curve to the right having a delta angle of 14 degrees 41' 21", R – 1432.39 feet, T – 184.63 feet, Ch. Brg. – N 32 degrees 28' 45" W, Ch. – 366.22 feet along the centerline of S.R. 60 an arc distance of 367.23 feet to a point;
- 13) N 25 degrees 08' 05" W 410.28 feet along the centerline of S.R. 60 to a point;
- 14) Along a curve to the right having a delta angle of 10 degrees 36' 50", R – 1762.95 feet, T – 163.76 feet, Ch. Brg. – N 19 degrees 49' 40" W, Ch. – 326.11 feet along the centerline of S.R. 60 an arc distance of 326.58 feet to a point on the quarter section line;
- 15) N 88 degrees 18' 09" W 39.48 feet along the quarter section line to a 5/8 inch rebar found;
- 16) N 01 degree 33' 49" E 1930.15 feet (passing into the northwest quarter of Section 24) along Laurel Creek Fin Farm L.L.C. (O.R. 189 page 1490), Richard V. Burick, Sr. and Nyla J. Burick (O.R. 278 page 3825), and Country Corner Cottage, LLC's (O.R. 278 page 1752) east line and partly along S.R. 60 to a 5/8 inch rebar found in T.R. 82, witnessed by an iron pin set S 01 degree 33' 49" W 22.75 feet;

- 17) N 59 degrees 28' 29" E 264.94 feet along the centerline of T.R. 82 to a point;
- 18) N 73 degrees 12' 52" E 160.00 feet along the centerline of T.R. 82 to a point;
- 19) N 83 degrees 22' 16" E 331.01 feet along Laurel Creek Lodge, LLC's (O.R. 278 page 2699) south line and along T.R. 82 to a point;
- 20) S 89 degrees 04' 11" E 627.84 feet along Laurel Creek Lodge, LLC's (O.R. 264 page 1659) south line and partly along T.R. 82 to a 5/8 inch rebar found on the quarter section line;
- 21) S 01 degree 08' 06" W 826.78 feet along the quarter section line to a 3/4 inch rod found;
- 22) S 87 degrees 28' 56" E 1197.82 feet (passing into the northeast quarter of Section 24) along Susan A. Myers' (D.V. 246 page 896 and O.R. 277 page 3385) south line and along Minor Family Schoolhouse, LLC's (O.R. 254 page 93) south line to a point, witnessed by a 5/8 inch rebar found S 02 degrees 32' 54" W 4.88 feet;
- 23) S 02 degrees 32' 54" W 132.00 feet along said Minor Family Schoolhouse, LLC's west line to a 5/8 inch rebar found;
- 24) S 87 degrees 28' 56" E 132.00 feet along said Minor Family Schoolhouse, LLC's south line to a 5/8 inch rebar found;
- 25) N 02 degrees 32' 54" E 132.00 feet along said Minor Family Schoolhouse, LLC's east line to a stone found;
- 26) S 88 degrees 11' 50" E 660.01 feet along Lee A. Young's (D.V. 255 page 566) south line to a 5/8 inch rebar found;
- 27) S 01 degree 44' 12" W 678.46 feet along Rippling Brook Ranch, Ltd.'s (O.R. 248 page 5175) west line to a 5/8 inch rebar found;
- 28) S 88 degrees 11' 50" E 674.14 feet along said Rippling Brook Ranch, Ltd.'s south line to a 5/8 inch rebar found on the section line;
- 29) S 01 degree 44' 12" W 644.70 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 271.468 acres but subject to all highways and easements of record. Containing 65.251 acres in the northwest quarter of Section 24, 70.670 acres in the northeast quarter of Section 24, 38.538 acres in the southwest quarter of Section 24, and 97.009 acres in the southeast quarter of Section 24.

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, 2011 adjustment.

See Holmes County Plat Book 19, page 5245 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
June 6, 2023

Aaron L. Gerber P.S. 8379



Parcel Number: 0800229001

FILE DESCRIPTION
Holmes County Map Office
3/26/2024