

Description 22.555 acre parcel – C.R. 23

Being part of the northeast and northwest quarters of Section 19, northeast, northwest, southeast, and southwest quarters of Section 20, northeast, northwest, and southeast quarters of Section 29, Knox Township, T-19 N, R- 15 W, Holmes County, Ohio, also known as part of the lands conveyed to County of Holmes in Deed vol. 113 page 507 and all of the lands conveyed to The Board of County Commissioners of Holmes County, Ohio in Official Record vol. 275 page 13 and Holmes County Commissioners in Official Record vol. 272 page 1899 and Official Record vol. 272 page 1909, PN 1000639000, PN 1000128001, PN 1000056003, PN 1000056004 and PN 1000049001.

Described as follows:

Commencing at a 5/8 inch rebar found on the Ashland County line marking the northwest corner of the northwest quarter of Section 19, thence N 85 degrees 04' 01" E 290.80 feet along the Washington Township line and along the section line to a point the TRUE POINT OF BEGINNING.

thence with the following FIFTY-ONE (51) COURSES:

- 1) N 85 degrees 04' 01" E 170.24 feet along the Washington Township line and along the section line to a point;
- 2) Along a curve to the left having a delta angle of 13 degrees 35' 10", R-5700.00 feet, T-678.99 feet, Ch. Brg.-S 81 degrees 53' 14" E, Ch.-1348.43 feet along Richard Germann's (O.R. 220 page 173) south line and along Peggy J. Claes, Trustee's (O.R. 274 page 1756) south line an arc distance of 1351.61 feet to an iron pin set;
- 3) Along a curve to the left having a delta angle of 15 degrees 57' 58", R-2835.00 feet, T-397.58 feet, Ch. Brg.-N 83 degrees 20' 11" E, Ch.-787.45 feet along said Claes' south line and along Douglas E. Cline and Tina M. Cline's (O.R. 257 page 4143) south line an arc distance of 790.00 feet to an iron pin set;
- 4) N 75 degrees 21' 12" E 139.75 feet (passing into the northeast quarter of Section 19) along said Cline's south line to an iron pin set;
- 5) Along a curve to the right having a delta angle of 24 degrees 19' 05", R-1462.00 feet, T-315.00 feet, Ch. Brg.-N 87 degrees 30' 45" E, Ch.-615.87 feet along said Cline's south line and along the south line of a parcel with an unknown owner and along Daniel J. Ryan and Claudia C. Ryan Living Trust's (O.R. 266 page 3138) south line an arc distance of 620.52 feet to an iron pin set, witnessed by a 5/8 inch rebar found S 09 degrees 32' 01" W 0.58 feet;
- 6) N 09 degrees 32' 01" E 14.26 feet along said Daniel J. Ryan and Claudia C. Ryan Living Trust's south line to a 5/8 inch rebar found;
- 7) S 86 degrees 18' 20" E 78.25 feet along said Daniel J. Ryan and Claudia C. Ryan Living Trust's south line to a 5/8 inch rebar found;
- 8) S 77 degrees 55' 05" E 110.86 feet along said Daniel J. Ryan and Claudia C. Ryan Living Trust's south line to a 5/8 inch rebar found;
- 9) S 70 degrees 19' 44" E 98.67 feet along said Daniel J. Ryan and Claudia C. Ryan Living Trust's south line to a 5/8 inch rebar found;
- 10) S 16 degrees 56' 46" W 20.00 feet along said Daniel J. Ryan and Claudia C. Ryan Living Trust's south line to a 5/8 inch rebar found;
- 11) S 73 degrees 03' 14" E 211.85 feet along said Daniel J. Ryan and Claudia C. Ryan Living Trust's south line to a point;
- 12) S 16 degrees 35' 32" E 1.95 feet along Daniel J. Ryan, Trustee and Claudia C. Ryan, Trustee's (O.R. 274 page 1777) south line to a point;
- 13) N 57 degrees 05' 42" E 2.13 feet along said Ryan's south line to a point;

- 14) S 73 degrees 03' 14" E 50.84 feet along E. Weaver and E. Weaver's (O.R. 261 page 6546) south line to a point;
- 15) N 69 degrees 24' 29" E 50.00 feet along said Weaver's south line to a point;
- 16) S 73 degrees 03' 14" E 25.92 feet along said Weaver's south line to a 5/8 inch rebar found on 3Smiths, Inc.'s (O.R. 82 page 394) west line;
- 17) S 00 degrees 42' 26" E 37.24 feet along said 3Smiths, Inc.'s west line to a point, witnessed by a 5/8 inch rebar found N 00 degrees 42' 26" W 1.51 feet;
- 18) S 73 degrees 03' 14" E 2361.55 feet (passing into the northwest quarter of Section 20) along 3Smiths, Inc.'s (O.R. 82 page 394 and O.R. 195 page 888) south line to an iron pin set;
- 19) Along a curve to the left having a delta angle of 45 degrees 22' 14", R-785.72 feet, T-328.44 feet, Ch. Brg.-N 84 degrees 15' 39" E, Ch.-606.06 feet along 3Smiths, Inc.'s (O.R. 82 page 394) south line and along Travel Resorts of Ohio, LLC's (O.R. 225 page 3220) south line to a 3/4 inch pipe found;
- 20) N 61 degrees 34' 33" E 519.60 feet along said Travel Resorts of Ohio, LLC's south line to a 3/4 inch pipe found;
- 21) Along a curve to the right having a delta angle of 89 degrees 39' 45", R-743.75 feet, T-739.38 feet, Ch. Brg.-S 73 degrees 35' 35" E, Ch.-1048.72 feet along Travel Resorts of Ohio, LLC's (O.R. 225 page 3220, O.R. 247 page 1973 and O.R. 230 page 1124) south line an arc distance of 1163.90 feet (passing into the northeast quarter of Section 20) to an iron pin set;
- 22) Along a curve to the right having a delta angle of 41 degrees 10' 04", R-1940.00 feet, T-728.58 feet, Ch. Brg.-S 08 degrees 10' 40" E, Ch.-1364.13 feet along Travel Resorts of Ohio, LLC's (O.R. 225 page 3220) west line and along Mohican Real Estate Holdings, LLC's (O.R. 267 page 4877) west line and along Mohican Campground, LLC's (O.R. 226 page 1245) west line an arc distance of 1393.92 feet to an iron pin set;
- 23) S 12 degrees 24' 22" W 2099.91 feet (passing into the southeast quarter of Section 20) along said Mohican Campground, LLC, Brian E. Fast (D.V. 270 page 342), John A. Gill, Successor Trustee, (O.R. 274 page 1710), Martha Carney (D.V. 218 page 841 and D.V. 229 page 975), Moody Holding Company, LLC (O.R. 269 page 3551), Helen B. Link (D.V. 234 page 861 and D.V. 270 page 830) and Helen B. Link-Longsdorf (O.R. 124 page 102) and Rick J. Osborne and Karen M. Osborne's (O.R. 206 page 139) west line to an iron pin set;
- 24) Along a curve to the left having a delta angle of 39 degrees 37' 47", R-1880.00 feet, T-677.39 feet, Ch. Brg.-S 07 degrees 24' 32" E, Ch.-1274.57 feet along said Osborne's west line and along Tammy Wright and Dustine Miller (O.R. 265 page 88 and O.R. 265 page 91), Laura L. Adams and James D. Adams (O.R. 274 page 66) and Mohican Reservation, Inc.'s (D.V. 267 page 275) west line an arc distance of 1300.34 feet (passing through the southwest quarter of Section 20 and into the northeast quarter of Section 29) to an iron pin set;
- 25) S 27 degrees 13' 25" E 1060.85 feet along said Mohican Reservation, Inc.'s west line to a 5/8 inch rebar found;
- 26) Along a curve to the right having a delta angle of 19 degrees 33' 31", R-1940.00 feet, T-334.37 feet, Ch. Brg.-S 17 degrees 26' 40" E, Ch.-659.03 feet along said Mohican Reservation, Inc.'s west line an arc distance of 662.24 feet to a 5/8 inch rebar found;
- 27) S 07 degrees 39' 54" E 840.50 feet (passing into the southeast quarter of Section 29) along said Mohican Reservation, Inc.'s west line to a 5/8 inch rebar found;
- 28) Along a curve to the right having a delta angle of 08 degrees 12' 22", R-1939.86 feet, T-139.16 feet, Ch. Brg.-S 03 degrees 33' 43" E, Ch.-277.60 feet along said Mohican Reservation, Inc.'s west line an arc distance of 277.83 feet to a 5/8 inch rebar found on the Knox County line and on the Greenville Treaty line and on the section line;
- 29) S 80 degrees 53' 53" W 60.89 feet along the Knox County line and along the Greenville Treaty line and along the section line to an iron pin set;

- 30) Along a curve to the left having a delta angle of 08 degrees 31' 01", R-1879.86 feet, T-139.98 feet, Ch. Brg.-N 03 degrees 24' 24" W, Ch.-279.18 feet along Carol M. Simcak, Trustee's (D.V. 276 page 739 and O.R. 188 page 1411) east line an arc distance of 279.44 feet to an iron pin set;
- 31) N 07 degrees 39' 54" W 840.50 feet (passing into the northeast quarter of Section 29) along said Simcak's east line to an iron pin set;
- 32) Along a curve to the left having a delta angle of 19 degrees 33' 31", R-1880.00 feet, T-324.03 feet, Ch. Brg.-N 17 degrees 26' 40" W, Ch.-638.65 feet along said Simcak's east line an arc distance of 641.76 feet to an iron pin set;
- 33) N 27 degrees 13' 25" W 1060.85 feet along said Simcak's east line to an iron pin set;
- 34) Along a curve to the right having a delta angle of 39 degrees 37' 47", R-1940.00 feet, T-699.01 feet, Ch. Brg.-N 07 degrees 24' 32" W, Ch.-1315.25 feet along said Simcak's east line an arc distance of 1341.84 feet (passing through the northwest quarter of Section 29 and into the southwest quarter of Section 20) to an iron pin set;
- 35) N 12 degrees 24' 22" E 2099.91 feet (passing through the southeast quarter of Section 20 and into the northeast quarter of Section 20) along said Simcak's east line and along John A. Gill, Successor Trustee (O.R. 274 page 1716 and O.R. 274 page 1724) and Jay Miller's (O.R. 274 page 1728) east line to a point, witnessed by a 5/8 inch rebar found S 12 degrees 24' 22" W 3.22 feet;
- 36) Along a curve to the left having a delta angle of 41 degrees 10' 04", R-1880.00 feet, T-706.04 feet, Ch. Brg.-N 08 degrees 10' 40" W, Ch.-1321.94 feet along said Miller's east line and along Mike Mikels and Paula D. Mikels (O.R. 244 page 3436), Lakeview Holdings, Ltd. (O.R. 204 page 2777) and Mike Mikels and Paula D. Mikels' (D.V. 273 page 215) east line and along the east line of Valley Drive an arc distance of 1350.81 feet to an iron pin set;
- 37) Along a curve to the left having a delta angle of 89 degrees 39' 45", R-683.75 feet, T-679.73 feet, Ch. Brg.-N 73 degrees 35' 35" W, Ch.-964.12 feet along said Mikels' (D.V. 273 page 215 and O.R. 242 page 2877) east line and along Lakeview Holdings, Ltd.'s (O.R. 247 page 2692) north line an arc distance of 1070.00 feet (passing into the northwest quarter of Section 20) to a point, witnessed by an iron pin set N 28 degrees 25' 27" W 12.00 feet;
- 38) S 61 degrees 34' 33" W 519.60 feet along said Lakeview Holdings, Ltd.'s north line to a point, witnessed by an iron pin set N 28 degrees 25' 27" W 12.00 feet;
- 39) Along a curve to the right having a delta angle of 45 degrees 22' 14", R-845.72 feet, T-353.52 feet, Ch. Brg.-S 84 degrees 15' 39" W, Ch.-652.34 feet along said Lakeview Holdings, Ltd.'s north line and along October Hill Camplot Owners' Association's (D.V. 218 page 968) north line an arc distance of 669.70 feet to an iron pin set;
- 40) N 73 degrees 03' 14" W 2342.71 feet (passing into the northeast quarter of Section 19, Knox Township) along said October Hill Camplot Owners' Association's north line and along E. Weaver and E. Weaver's (O.R. 261 page 6546) north line to an iron pin set;
- 41) S 89 degrees 39' 25" W 121.13 feet along said Weaver's north line to a 5/8 inch rebar found;
- 42) N 60 degrees 39' 28" W 51.20 feet along said Weaver's north line to a point in the Mohican River;
- 43) N 73 degrees 03' 18" W 58.99 feet along said Weaver's north line to a point in the Mohican River and on WLAW, LLC's (O.R. 223 page 1048) east line;
- 44) N 73 degrees 08' 22" W 159.51 feet along said WLAW, LLC's north line to a 5/8 inch rebar found;
- 45) N 76 degrees 14' 41" W 164.70 feet along said WLAW, LLC's north line to a 5/8 inch rebar found;
- 46) N 78 degrees 28' 23" W 170.64 feet along said WLAW, LLC's north line to a 5/8 inch rebar found;

- 47) N 48 degrees 15' 22" W 43.58 feet along said WLAW, LLC's north line to a point, witnessed by a 5/8 inch rebar found S 48 degrees 15' 22" E 1.30 feet;
- 48) Along a curve to the left having a delta angle of 19 degrees 16' 45", R-1402.00 feet, T-238.13 feet, Ch. Brg.-S 84 degrees 59' 35" W, Ch.-469.53 feet along said WLAW, LLC's north line an arc distance of 471.75 feet to an iron pin set;
- 49) S 75 degrees 21' 12" W 139.75 feet (passing into the northwest quarter of Section 19) along said WLAW, LLC's north line to an iron pin set;
- 50) Along a curve to the right having a delta angle of 15 degrees 57' 58", R-2895.00 feet, T-405.99 feet, Ch. Brg.-S 83 degrees 20' 11" W, Ch.-804.12 feet along said WLAW, LLC's north line an arc distance of 806.72 feet to an iron pin set;
- 51) Along a curve to the right having a delta angle of 15 degrees 10' 46", R-5760.00 feet, T-767.49 feet, Ch. Brg.-N 81 degrees 05' 27" W, Ch.-1521.53 feet along said WLAW, LLC's north line and along Kean Farms, LLC (O.R. 197 page 3197), Dale Edward Kurcsak and Patricia Ann Kurcsak (O.R. 273 page 2089), Michael A. Mohrman and Dawn M. Mohrman (O.R. 245 page 1907) and Kara Ila Tchoulakian and Nicholas S. Van Meter's (O.R. 271 page 1301) north line an arc distance of 1525.99 feet to the TRUE POINT OF BEGINNING.

This parcel contains 22.555 acres, but subject to all highways and easements of record. Containing 3.128 acres in the northwest quarter of Section 19, 4.442 acres in the northeast quarter of Section 19, 3.932 acres in the northwest quarter of Section 20, 2.583 acres in the northeast quarter of Section 20, 2.929 acres in the southeast quarter of Section 20, 0.819 acres in the southwest quarter of Section 20, 0.093 acres in the northwest quarter of Section 29, 3.750 acres in the northeast quarter of Section 29 and 0.879 acres in the southeast quarter of Section 29, Knox Township. Containing 7.570 acres in Section 19, 10.263 acres in Section 20 and 4.722 acres in Section 29.

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 2, page 621,622,623 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
February 18, 2021



Aaron L. Gerber P.S. 8379



Parcel Number: 1000639001

FILE DESCRIPTION
Holmes County Map Office
7/13/2021