

BOUNDARY DESCRIPTION

2.670 Acres

Situated in the State of Ohio, County of Holmes, **Township of Monroe in Lot 4, 2nd quarter, T-9N, R-8W, of the United States Military District.**

Being part of the land described in a deed to **Alvin Claus and Clara J. Claus, Trustees and Grantors of the Claus Family Trust** (PPN 1400071000) recorded in official record volume 33, page 641 of the Holmes County records.

Described as follows:

Commencing at a capped pin marked "Baker 6938" found marking the northwest corner of Lot 4.

Thence S 01° 02' 58" W 488.96 feet, along the west line of Lot 4, to a point in State Route 39 and State Route 60, the **Point of Beginning** of the parcel herein described— witnessed by a capped reference pin set S 01° 02' 58" W 39.89 feet.

Thence with the following FIVE courses:

- 1) **S 60° 27' 17" E 125.13 feet**, in State Route 39 and State Route 60, along the south line of Melinda J. Eppley as described in official record volume 260, page 3141, to the southeast corner thereof — witnessed by a capped reference pin marked "Baker 6938" found N 01° 02' 58" E 46.72 feet.
- 2) **S 55° 38' 45" E 115.20 feet**, in State Route 39 and State Route 60, to a point — witnessed by a capped reference pin set S 28° 18' 15" W 30.00 feet.
- 3) **S 61° 41' 40" E 181.74 feet**, in State Route 39 and State Route 60, to a point — witnessed by a capped reference pin set S 41° 34' 50" W 30.82 feet.
- 4) **S 41° 34' 50" W 565.98 feet** to a capped pin set in a ditch on the west line of Lot 4 — witnessed by a capped reference pin set N 41° 34' 50" E 9.41 feet.
- 5) **N 01° 02' 58" E 636.36 feet**, along the west line of Lot 4, to the **Point of Beginning**.

This parcel contains 2.670 acres

Prior Instrument: Official record volume 33, page 641

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in January of 2022, on behalf of R.W. Gasbarre & Associates, Inc.

All bearings are related and based on the west line of Lot 4 according to plat volume 12, page 469.

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.

See plat volume 19, page 4614 for survey

 1/25/22

Edward A. Gasbarre, P.S. 7036

Parcel Number: 1400071003

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FILE DESCRIPTION

Holmes County Map Office

2/7/2022

