

BOUNDARY DESCRIPTION

24.114 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 1400071001) recorded in official record volume 33, page 641 of the Holmes County records.

Described as follows:

Beginning in a ditch at the southwest corner of Lot 4 – witnessed by a capped reference pin set S 87° 42' 54" E 23.04 feet and by a 5/8 inch diameter iron pin found N 48° 48' E 2.50 feet.

Thence with the following FIVE courses:

- 1) **N 01° 02' 58" E 563.64 feet**, along the west line of Lot 4, to a capped pin set in a ditch – witnessed by a capped reference pin set N 41° 34' 50" E 9.41 feet.
- 2) **N 41° 34' 50" E 565.98 feet**, through the lands of Alvin Claus and Clara J. Claus, Trustees and Grantors of the Claus Family Trust recorded in official record volume 33, page 641, to a point in State Route 39 and State Route 60 – witnessed by a capped reference pin set S 41° 34' 50" W 30.82 feet.
- 3) **S 61° 41' 40" E 1139.98 feet**, in State Route 39 and State Route 60, to an iron railroad spike found at a northwesterly corner of Bands Company, Inc. as described in official record volume 19, page 812 – witnessed by a capped reference pin marked "Baker 6938" found S 00° 41' 25" W 33.77 feet.
- 4) **S 00° 41' 25" W 501.61 feet**, along a westerly line of Bands Company, Inc. to a capped pin set in a ditch on the south line of Lot 4 – witnessed by a capped reference pin set N 00° 41' 25" E 20.17 feet.
- 5) **N 87° 42' 54" W 1384.68 feet**, along the south line of Lot 4, to the **Point of Beginning**.

This parcel contains 24.114 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 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.

Parcel Number: 1400071004



Edward A. Gasbarre, P.S. 7036

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FILE DESCRIPTION

Holmes County Map Office

2/7/2022

