

BOUNDARY DESCRIPTION

25.371 Acres

Situated in the State of Ohio, County of Holmes, **Township of Monroe** in **Lot 4, 2nd quarter, T-9N, R-8W, of the Unites 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 1400071002, 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 87° 41' 19" E 110.00 feet, along the north line of Lot 4, to a capped pin marked "Baker 6938" found at the **Point of Beginning** of the parcel herein described.

Thence with the following FIVE courses:

- 1) **S 87° 41' 19" E 1264.11 feet**, along the north line of Lot 4, to a capped pin marked "Baker 6938" found at the northwest corner of Timothy J. Rohr and Evelyn F. Rohr as described in official record volume 231, page 445.
- 2) **S 00° 41' 25" W 1186.98 feet**, along the west line of Rohr, to an iron railroad spike found in State Route 39 and State Route 60 at the southwest corner thereof – witnessed by a capped reference pin marked "Baker 6938" found N 00° 41' 25" E 37.04 feet.
- 3) **N 61° 41' 40" W 1321.72 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.
- 4) **N 55° 38' 45" W 115.20 feet**, in State Route 39 and State Route 60, to the southeast corner of Melinda J. Eppley as described in official record volume 260, page 3141 – witnessed by a capped reference pin marked "Baker 6938" found N 01° 02' 58" E 46.72 feet.
- 5) **N 01° 02' 58" E 546.24 feet**, along the east line of Eppley, to the **Point of Beginning**.

**This parcel contains 25.371 acres**

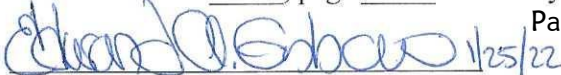
**Prior Instrument: Official record volume 33, page 641**

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: 1400071005

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**FILE DESCRIPTION**  
Holmes County Map Office  
2/7/2022

