

LEGAL DESCRIPTION FOR A 280.303 ACRE PARCEL

Situated in the Township of Richland, County of Holmes, State of Ohio, being part of the northwest quarter and southwest quarter of Section 16, Township 8 North, Range 8 West, identified as Parcel Numbers 2100453000, 2100454000, and 2100455000 and conveyed to **Goat Holler, LLC, Harold G. Snyder, LaVonne L. Jones aka LaVonne I. Jones, Nicole E. Magistro, Co-Trustee and Aubrey D. Magistro, Co-Trustee** by Deed Volume 238, Page 479, Deed Volume 248, Page 444, Deed Volume 263, Page 738, Deed Volume 275, Page 941, Official Record Volume 205, Page 2394, Official Record Volume 255, Page 367, and Official Record Volume 273, Page 6812 of the Holmes County Recorder's Records, and being bounded and described as follows:

Commencing for reference at a stone with an "X" found at the northwest corner of Section 16, on the west line of Range 8 West, at the northwesterly corner of said Goat Holler, LLC et al parcel and being the **Principal Point of Beginning** for the parcel described herein;

- 1) **thence South 88 degrees 11 minutes 10 seconds East**, for a distance of **1,824.52 feet**, along the northerly line of said Goat Holler, LLC et al parcel, the northerly line of Section 16, the southerly line of a parcel conveyed to John Schmid and Lydia Schmid by Official Record Volume 276, Page 4234 of the Holmes County Recorder's Records, the southerly line of a parcel conveyed to Thomas J. Warholic, Theodore C. Warholic and David A. Warholic by Official Record Volume 221, Page 2637 and Official Record Volume 229, Page 2123 of the Holmes County Recorder's Records and the southerly line of a parcel conveyed to Samuel L. Priebe, Sr. aka Samuel L. Priebe by Deed Volume 223, Page 398 and Deed Volume 277, Page 121 of the Holmes County Recorder's Records, to an iron pin with "Baker" cap found;
- 2) **thence South 02 degrees 37 minutes 40 seconds West**, for a distance of **1,352.44 feet**, along the easterly line of said Goat Holler, LLC et al parcel and the westerly line of a parcel conveyed to Roy L. Troyer and Ella L. Troyer by Official Record Volume 284, Page 2157 of the Holmes County Recorder's Records, to an iron pin with "Baker" cap found;
- 3) **thence South 88 degrees 10 minutes 51 seconds East**, for a distance of **1,810.53 feet**, along the northerly line of said Goat Holler, LLC et al parcel and the southerly line of said Troyer parcel, to an iron pin with "Baker" cap found;
- 4) **thence South 03 degrees 12 minutes 26 seconds West**, for a distance of **1,352.78 feet**, along the easterly line of said Goat Holler, LLC et al parcel and the westerly line of a parcel conveyed to JDM Rentals, LLC by Official Record Volume 270, Page 638 of the Holmes County Recorder's Records, to an iron pin with "Baker" cap found at the southeast corner of the northwest quarter of Section 16;

- 5) **thence South 02 degrees 26 minutes 53 seconds West**, for a distance of **1,364.74 feet**, along the easterly line of said Goat Holler, LLC et al parcel, the westerly line of a parcel conveyed to Brett T. Barnhart by official Record Volume 287, Page 2370 of the Holmes County Recorder's Records and the westerly line of a parcel conveyed to Heritage Spring Acres, LLC by Official Record Volume 287, Page 748 of the Holmes County Recorder's Records, to a stone with an "X" found at the southeast corner of said Goat Holler, LLC et al parcel;
- 6) **thence North 87 degrees 47 minutes 29 seconds West**, for a distance of **1,788.47 feet**, along the southerly line of said Goat Holler, LLC et al parcel and the northerly line of a parcel conveyed to Jeffrey A. Geog by Deed Volume 245, Page 848 and Deed Volume 277, Page 39 of the Holmes County Recorder's Records, to a stone with an "X" found;
- 7) **thence North 88 degrees 43 minutes 50 seconds West**, for a distance of **1,787.44 feet**, along the southerly line of said Goat Holler, LLC et al parcel and the northerly line of said Geog Parcel, to a drill hole in stone with ½ inch rebar set at the southwest corner of said Goat Holler, LLC et al parcel, the northwest corner of said Geog Parcel and on the West line of Section 16 Range 8 West;
- 8) **thence North 01 degrees 40 minutes 11 seconds East**, for a distance of **1,104.59 feet**, along the westerly line of said Goat Holler, LLC et al parcel, the easterly line of a parcel conveyed to Joseph T. Martuch, Jr. and Carol I. Martuch by Deed Volume 222, Page 389 of the Holmes County Recorder's Records and the westerly line of Section 16 Range 8 West, to a stone with an "X" found;
- 9) **thence North 02 degrees 01 minutes 15 seconds East**, for a distance of **2,969.60 feet**, along the westerly line of said Goat Holler, LLC et al parcel, the easterly line of two parcels conveyed to Kel-Tek of Ohio, Ltd. by Official Record Volume 258, Page 2486 of the Holmes County Recorder's Records, the easterly line of a parcel conveyed to Kel-Tek of Ohio Limited by Official Record Volume 285, Page 2881 of the Holmes County Recorder's Records and the westerly line of Section 16 Range 8 West, to the **Principal Point of Beginning** and containing an area of 280.303 acres more or less.

The Basis of Bearing in this description is Grid North of the Ohio State Plane Coordinate System, North Zone, NAD 83 (CORS96) Datum.

This description was prepared in December 2023 and reviewed under the direct supervision of D. Lynn Snyder P.S. 7287, from a survey conducted in March, April, May, November 2010, March, April, November, December 2011, February, March 2012, March, April, June 2013 and January 2024.

See Holmes County Plat Book   19   Page  5210  for survey.

*D. Lynn Snyder*

D. Lynn Snyder, P.S.

1/3/2024

Date



Parcel Number: 2100453001

**FILE DESCRIPTION**  
Holmes County Map Office  
1/26/2024

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