

Description 55.974 acre parcel

Being a part of Lot 2, First Quarter, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to A. Kue Brand and Faun L. Brand in Deed vol. 167 page 465, Deed vol. 241 page 679 and Official Record vol. 249 page 5816, PN 2600064001 and PN 2600064000.

Described as follows:

Beginning at a 3/4 inch pipe found on the Paint Township line marking the northwest corner of Lot 2 the TRUE POINT OF BEGINNING.

thence with the following TWENTY-FOUR (24) COURSES:

- 1) S 84 degrees 48' 41" E 46.19 feet along the Paint Township line and along the lot line to a stone found;
- 2) S 88 degrees 54' 17" E 1503.68 feet along the lot line to a point;
- 3) S 18 degrees 25' 36" E 712.08 feet along Robert A. Yoder and Louella L. Yoder's (O.R. 211 page 3021) west line to a 1/2 inch pipe found;
- 4) S 23 degrees 17' 09" E 584.40 feet along said Yoder's west line to a 5/8 inch rebar found on Myron Miller and Wilma Miller's (O.R. 211 page 3044) north line and in T.R. 414, witnessed by a 5/8 inch rebar found N 23 degrees 17' 09" W 15.86 feet;
- 5) S 70 degrees 07' 39" W 216.01 feet along said Miller's north line and along Roy E. Mast and Mattie aka Martha Mast's (O.R. 211 page 3046) north line and along T.R. 414 to a 5/8 inch rebar found;
- 6) S 50 degrees 14' 31" W 320.23 feet along said Mast's north line and along Brian L. Miller, Co-trustee and Neena C. Miller, Co-trustee's (O.R. 264 page 3115) north line and along Owen W. Raber and Anna Raber's (D.V. 216 page 563) north line and along T.R. 414 to a point, witnessed by an iron pin set N 39 degrees 56' 35" W 16.00 feet;
- 7) N 39 degrees 56' 35" W 174.70 feet along Joe A. Brand's (D.V. 210 page 548, D.V. 267 page 761 and D.V. 267 page 821) east line to an iron pin set;
- 8) N 23 degrees 21' 27" W 116.84 feet along said Joe A. Brand's east line to a 1 inch pinchtap found;
- 9) N 23 degrees 53' 42" E 272.25 feet along said Joe A. Brand's east line to an iron pin set;
- 10) N 69 degrees 26' 30" W 342.60 feet along said Joe A. Brand's north line to a 1 inch pinchtap found;

- 11) S 51 degrees 43' 27" W 105.85 feet along said Joe A. Brand's north line to a 1/2 inch pipe found;
- 12) S 01 degrees 36' 04" E 390.65 feet along said Joe A. Brand's west line to a 1 inch pinchtap found;
- 13) S 35 degrees 05' 51" E 402.15 feet along said Joe A. Brand's west line to a point in the center of T.R. 414, witnessed by an iron pin set N 35 degrees 05' 51" W 19.16 feet;
- 14) S 50 degrees 14' 31" W 232.42 feet along the centerline of T.R. 414 to a point, witnessed by a 5/8 inch rebar found N 83 degrees 17' 03" W 30.00 feet;
- 15) N 83 degrees 17' 03" W 317.26 feet along Paul A. Herman and Tara J. Herman's (O.R. 259 page 1277) north line to a point, witnessed by an iron pin set N 19 degrees 53' 52" E 25.66 feet;
- 16) N 54 degrees 31' 54" W 368.53 feet along said Herman's north line and along Richard I. Brand and Peggy L. Brand's (O.R. 259 page 1275) north line to a point;
- 17) N 16 degrees 03' 26" E 49.51 feet to an iron pin set;
- 18) N 59 degrees 31' 42" E 56.42 feet to an iron pin set;
- 19) N 12 degrees 55' 15" W 47.90 feet to an iron pin set;
- 20) N 36 degrees 48' 23" W 57.78 feet to an iron pin set;
- 21) N 22 degrees 48' 12" W 50.36 feet to an iron pin set;
- 22) N 13 degrees 29' 12" W 145.70 feet to an iron pin set;
- 23) N 68 degrees 15' 06" W 581.27 feet to an iron pin set on the lot line;
- 24) N 01 degrees 20' 50" E 1023.55 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 55.974 acres, but subject to all highways and easements of record.

This parcel is subject to a 20 foot secondary access easement for the purpose of ingress, egress and general utilities and further described as follows:

Commencing at a 3/4 inch pipe found on the Paint Township line marking the northwest corner of Lot 2, thence S 84 degrees 48' 41" E 46.19 feet along the Paint Township line and along the lot line to a stone found, thence S 88 degrees 54' 17" E 1503.68 feet along the Paint Township line and along the lot line to a point, thence S 18 degrees 25' 36" E 712.08 feet along Robert A. Yoder and Louella L. Yoder's (O.R. 211 page 3021) west line to a 1/2 inch pipe found, thence S 23 degrees 17' 09" E 584.40 feet along said Yoder's west line to a 5/8 inch rebar found on Myron Miller and Wilma Miller's (O.R. 211 page 3044) north line and in T.R. 414, thence S 70 degrees 07' 39" W 216.01 feet along said Miller's north line and along Roy E. Mast and Mattie aka Martha Mast's (O.R. 211 page 3046) north line and along T.R. 414 to a 5/8 inch rebar found, thence S 50 degrees

14' 31" W 168.70 feet along said Mast's north line and along Brian L. Miller, Co-trustee and Neena C. Miller, Co-trustee's (O.R. 264 page 3115) north line and along T.R. 414 to a point the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES along the centerline of a 20 foot secondary easement:

- 1) N 30 degrees 54' 02" W 95.00 feet through the lands of said Brand to a point;
- 2) N 16 degrees 06' 06" W 80.00 feet through the lands of said Brand to a point;
- 3) N 10 degrees 49' 38" W 95.00 feet through the lands of said Brand to a point;
- 4) N 31 degrees 32' 11" W 62.00 feet through the lands of said Brand to a point;
- 5) N 49 degrees 20' 40" W 79.00 feet through the lands of said Brand to a point on Joe A. Brand's (D.V. 210 page 548, D.V. 267 page 761 and D.V. 267 page 821) east line and THERE ENDS.


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 19, page 4149 for survey.

This survey made and description prepared by Aaron L. Gerber, P.S. 8379.

July 14, 2020



Aaron L. Gerber

P.S. 8379



Parcel Number: 2600064004

**FILE DESCRIPTION**

Holmes County Map Office

8/24/2020