



ENGINEERING  
ASSOCIATES

— INC —

1935 Eagle Pass, Wooster, OH 44691 | 330.345.6556 | 330.345.8077 fax | eaohio.com

Boundary description of a 0.631 acre parcel: 21-055

Situated in the Township of Walnut Creek, T-8N; R-4W, Northwest Quarter of Section 4, County of Holmes, and State of Ohio:

Known as being part of the lands conveyed to CBSA, LTD. in Volume 267; Page 1150 of Holmes County Official Records. Permanent Parcel Number 26-00149-006 and further bounded and described as follows:

Beginning at a 5/8 inch rebar found and being the northeast corner of the Northwest Quarter of Section 4;

THENCE WITH THE FOLLOWING FIVE (5) COURSES:

1. **S 00° 27' 56" E, 200.00 feet** along the Grantor's easterly line and the westerly line of the lands conveyed to Myrna Kay Miller, Trustee, (O.R. V-204, P-1874), to a capped rebar set;
2. **N 88° 27' 57" W, 100.00 feet** to a capped rebar set, passing the quarter section line at 6.64 feet;
3. **N 26° 37' 21" W, 113.35 feet** to a capped rebar set;
4. **N 00° 27' 56" W, 100.00 feet** to a point on the northerly line of said quarter in County Road 140 witnessed by a capped rebar set S 00° 27' 56" E, 21.46 feet;
5. **S 88° 27' 57" E, 150.00 feet** along the section line and within County Road 140 to a 5/8 inch rebar found being the principle place of beginning and containing within said bounds **0.631** acres of land, more or less, of which 0.015 of an acre is situated in the northeast quarter of section 4 and 0.616 of an acre is situated in the northwest quarter of section 4, but as one, and subject to all legal highways and easements of record.

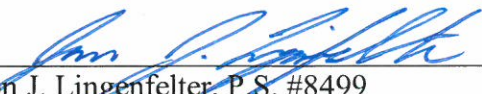
This description was prepared from a survey made by Jason J. Lingenfelter, P.S. #8499 of Engineering Associates, Inc. December 14, 2022.

All rebars set are 5/8" diameter by 30" long with plastic cap stamped "ENGINEERING ASSOCIATES".

Page 2 (Description of 0.631 ac.)

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

See Holmes County Plat Book Volume 19 ; Page 5013 for survey.

  
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Jason J. Lingenfelter, P.S. #8499  
December 14, 2022



Parcel Number: 2600149007

**FILE DESCRIPTION**  
Holmes County Map Office  
6/7/2023

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