

Description 51.568 acre parcel

Being part of Lots 5 and 6, Third Quarter, and the northeast and southeast quarters of Section 18, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Paul R. Beachy, Co-Trustee and Erma A. Beachy, Co-Trustee in Official Record vol. 273 page 5713, PN 2600345003.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of the northeast quarter of Section 18, thence N 01 degrees 04' 30" E 546.22 feet along the quarter section line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following TWENTY-TWO (22) COURSES:

- 1) S 88 degrees 21' 32" E 330.00 feet along Schrocks' Industrial Realty, Ltd.'s (O.R. 247 page 1933) south line to a 5/8 inch rebar found;
- 2) N 01 degrees 04' 30" E 80.00 feet along said Schrocks' Industrial Realty, Ltd.'s east line to a 5/8 inch rebar found;
- 3) S 88 degrees 21' 32" E 513.04 feet along Schrocks' Industrial Realty, Ltd.'s (O.R. 23 page 472) south line to a point on Dustin L. Miller and Rebecca R. Miller's (O.R. 262 page 6589) west line and in T.R. 401, witnessed by a 1 1/2 inch pipe found N 88 degrees 21' 32" W 26.30 feet;
- 4) S 01 degrees 28' 03" E 445.50 feet along said Miller's west line and along Allen L. Kuhns and Martha R. Kuhns' (O.R. 212 page 3124) west line and along T.R. 401 to a 5/8 inch rebar found, witnessed by a 5/8 inch rebar found N 87 degrees 43' 41" W 35.31 feet;
- 5) N 87 degrees 43' 41" W 319.87 feet along Jonathan R. Yoder, Co-Trustee and Naomi H. Yoder, Co-Trustee's (O.R. 280 page 3894) north line and along the south line of Private Road #6002 (Plat vol. 19 page 4400) to a 5/8 inch rebar found;
- 6) Along a curve to the left having a delta angle of 90 degrees 00' 00", R-15.00 feet, T-15.00 feet, Ch. Brg.-S 47 degrees 16' 19" W, Ch.-21.21 feet along said Yoder's west line and along the east line of Private Road #6002 an arc distance of 23.56 feet to a 5/8 inch rebar found;
- 7) S 02 degrees 16' 19" W 71.30 feet along said Yoder's west line and along the east line of Private Road #6002 to a 5/8 inch rebar found;
- 8) Along a curve to the right having a delta angle of 29 degrees 58' 41", R-250.00 feet, T-66.94 feet, Ch. Brg.-S 17 degrees 15' 40" W, Ch.-129.32 feet along said Yoder's west line an arc distance of 66.94 feet (passing into the southeast quarter of Section 18) along said Yoder's west line and along the east line of Private Road #6002 to a 5/8 inch rebar found;
- 9) S 32 degrees 15' 00" W 235.17 feet along said Yoder's west line and along the east line of Private Road #6002 to a 5/8 inch rebar found;
- 10) Along a curve to the left having a delta angle of 29 degrees 58' 41", R-275.00 feet, T-73.63 feet, Ch. Brg.- S 17 degrees 15' 40" W, Ch.-142.25 feet along said Yoder's west line and along the east line of Private Road #6002 an arc distance of 143.88 feet to a 5/8 inch rebar found;
- 11) S 02 degrees 16' 19" W 115.31 feet along said Yoder's west line and along the east line of Private Road #6002 to a 5/8 inch rebar found on the north line of Lot 1 of Oaklen Cove Subdivision (Plat vol. 19 page 4400) and on Joel Gause and Layla Gause's (O.R. 277 page 2728) north line;
- 12) N 88 degrees 09' 28" W 329.17 feet along the north line of Lot 1 and Lot 4 of said Oaklen Cove Subdivision and along said Gause's north line and along Matthew L. Miller and Anita F. Miller's (O.R. 277 page 2724) north line to a 5/8 inch rebar found on the quarter section line;

- 13) S 01 degrees 24' 50" W 210.62 feet along the quarter section line to a 5/8 inch rebar found;
- 14) N 88 degrees 08' 21" W 285.12 feet (passing into Lot 5) along Connie L. Miller's (O.R. 161 page 369) north line to a 5/8 inch rebar found;
- 15) N 88 degrees 44' 57" W 765.96 feet along Connie L. Miller's (D.V. 266 page 73) north line to a 5/8 inch rebar found on Stamark Company, Ltd.'s (O.R. 185 page 2848) east line;
- 16) N 01 degrees 35' 13" E 1089.37 feet (passing into Lot 6) along said Stamark Company, Ltd.'s east line to an iron pin set;
- 17) S 88 degrees 44' 57" E 455.13 feet through the lands of said Beachy to an iron pin set;
- 18) N 01 degrees 35' 13" E 226.48 feet through the lands of said Beachy to an iron pin set;
- 19) S 88 degrees 09' 59" E 254.98 feet through the lands of said Beachy to an iron pin set;
- 20) N 01 degrees 22' 26" E 1010.75 feet through the lands of said Beachy to a point on Lamar D. Hershberger and Karen Hershberger's (O.R. 264 page 7465) south line and in S.R. 39, witnessed by an iron pin set S 01 degrees 22' 26" W 28.62 feet;
- 21) N 86 degrees 15' 35" E 329.17 feet along said Hershberger's south line and along S.R. 39 to a point on the lot line, witnessed by a 5/8 inch rebar found S 01 degrees 04' 30" W 20.82 feet;
- 22) S 01 degrees 04' 30" W 1119.47 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 51.568 acres but subject to all highways and easements of record. Containing 25.288 acres in Lot 5, 11.771 acres in Lot 6, 10.250 acres in the northeast quarter of Section 18, and 4.259 acres in the southeast quarter of Section 18.

This parcel is subject to an existing 20 foot storm sewer easement and detention basin, recorded in Plat vol. 19 page 4400.

Also granting a 20 foot secondary easement for the purpose of ingress and egress, further described as follows:

Being part of Lot 6, Third Quarter, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Paul R. Beachy, Co-Trustee and Erma A. Beachy, Co-Trustee in Official Record vol. 273 page 5713, PN 2600345003.

Commencing at a 1/2 inch pipe found on the Berlin Township line marking the southwest corner of Lot 6, thence S 88 degrees 35' 01" E 1649.82 feet along the lot line to a point, thence N 01 degrees 35' 13" E 945.26 feet along Stamark Company, Ltd.'s (O.R. 185 page 2848 and O.R. 240 page 1464) east line to a 5/8 inch rebar found, thence N 86 degrees 56' 32" E 210.05 feet along Edward A. Kline and Adah Kline's (D.V. 202 page 428 and D.V. 220 page 25) south line to a 5/8 inch rebar found, thence N 24 degrees 24' 00" E 68.19 feet along said Kline's (O.R. 273 page 5709) east line to a 5/8 inch rebar found, thence N 04 degrees 17' 07" W 13.35 feet along said Kline's (O.R. 273 page 5709) east line to a 5/8 inch rebar found, thence N 61 degrees 12' 47" W 25.48 feet along said Kline's (O.R. 273 page 5709) east line to a 5/8 inch rebar found, thence N 07 degrees 43' 32" W 64.34 feet along said Kline's (O.R. 273 page 5709) east line to a 5/8 inch rebar found, thence N 00 degrees 09' 55" E 116.21 feet along said Kline's (O.R. 273 page 5709) east line to a point on Lamar D. Hershberger and Karen Hershberger's (O.R. 264 page 7465) south line and in S.R. 39, thence N 86 degrees 15' 35" E 216.75 feet along said Hershberger's south line and along S.R. 39 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) S 06 degrees 03' 39" E 228.00 feet through the lands of said Beachy to a point;
- 2) S 19 degrees 06' 54" E 82.00 feet through the lands of said Beachy to a point;
- 3) S 07 degrees 21' 52" E 39.00 feet through the lands of said Beachy to a point;
- 4) S 00 degrees 27' 43" E 51.00 feet through the lands of said Beachy to a point;
- 5) S 02 degrees 25' 49" W 590.38 feet through the lands of said Beachy to a point on the north line of the above described 51.568 acre parcel 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 4974 for survey.

This survey made and description prepared from a survey made November 30, 2021 by Aaron L. Gerber, P.S. 8379.

Updated Adjoining Names - February 2, 2023

Aaron L. Gerber

P.S. 8379



Parcel Number: 2600345010

FILE DESCRIPTION

Holmes County Map Office

4/14/2023