

Description 2.508 acre parcel

Being part of the northeast quarter of Section 32, Washington Township, T-20 N, R-15 W, Holmes County, Ohio, also known as all of the lands conveyed to Cathleen D. Thiemens in Deed vol. 221 page 662, Deed vol. 221 page 782, Deed vol. 221 page 933, Deed vol. 253 page 115, Official Record vol. 281 page 4710, and Official Record vol. 281 page 4714, PN 2700063001, PN 2700063000, and PN 2700188001.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of the northeast quarter of Section 32, thence S 89 degrees 52' 25" W 1323.55 feet along the section line to a point, thence S 01 degree 34' 25" E 807.51 feet along Lifer Real Estate, LLC's (O.R. 268 page 5025 and O.R. 271 page 2639) west line to a point in the center of S.R. 3 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 01 degree 34' 25" E 23.89 feet.

thence with the following NINE (9) COURSES:

- 1) S 01 degree 34' 25" E 225.94 feet along said Lifer Real Estate, LLC's west line to a 5/8 inch rebar found;
- 2) N 88 degrees 25' 39" E 25.00 feet along said Lifer Real Estate, LLC's south line to a 5/8 inch rebar found;
- 3) S 01 degree 34' 25" E 166.36 feet along said Lifer Real Estate, LLC's west line to a 5/8 inch rebar found on Consolidated Rail Corporation's (D.V. 203 page 456) north line;
- 4) N 65 degrees 29' 29" W 27.83 feet along said Consolidated Rail Corporation's north line to a 3/4 inch rebar found;
- 5) S 01 degree 34' 25" E 27.09 feet along said Consolidated Rail Corporation's west line to an iron pin set;
- 6) Along a curve to the left having a delta angle of 09 degrees 43' 43", R – 2205.00 feet, T – 187.65 feet, Ch. Brg. – N 77 degrees 40' 17" W, Ch. – 373.96 feet along said Consolidated Rail Corporation's north line an arc distance of 374.41 feet to a point in the center of C.R. 385, witnessed by an iron pin set S 82 degrees 08' 46" E 30.00 feet;
- 7) N 51 degrees 37' 24" E 110.08 feet partly along said Consolidated Rail Corporation's east line and partly along Kevin E. Mosher's (D.V. 242 page 149) east line and along C.R. 385 to a point, witnessed by an iron pin set N 03 degrees 22' 29" W 30.07 feet;
- 8) N 03 degrees 22' 29" W 250.00 feet along said Mosher's east line to a point in the center of S.R. 3, witnessed by an iron pin set S 03 degrees 22' 29" E 30.00 feet;

9) N 88 degrees 07' 30" E 282.73 feet along the centerline of S.R. 3 to the TRUE POINT OF BEGINNING.

This parcel contains 2.508 acres but subject to all highways and easements of record.

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, 2011 adjustment.

See Holmes County Plat Book 19, page 5116 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
August 18, 2023



Aaron L. Gerber P.S. 8379



Parcel Number: 2700063002

FILE DESCRIPTION
Holmes County Map Office
10/10/2023

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