



DESCRIPTION OF A 0.316 ACRE PARCEL

Situated in the Township of Berlin, County of Holmes and State of Ohio, being part of Lot 25 in the Third Quarter in Township 9, Range 5 of the United States Military District and being the part of a parcel conveyed to Wayne W. Beachy Jr. and Martha Beachy (P.N. 01-00035.001) and recorded in Deed Volume 250, Page 146 of the Holmes County Deed Records, and more fully bounded and described as follows:

Beginning at a railroad spike found at the northeast corner of said Lot 25; Thence N 89°01'58" W, along the north line of said Lot 25, a distance of 1555.36 feet to an iron pin set, said point being the **True Place of Beginning** for the parcel of land herein described;

Course No. 1; Thence S 32°40'14" E, along a new line of division, a distance of 209.43 feet to a 5/8" iron pin found;

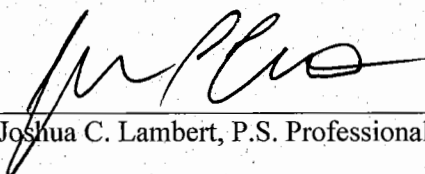
Course No. 2; Thence S 56°45'38" W, along northwesterly lines of parcels of land conveyed to Three Bee Company, Ltd. (P.N. 01-00036.005 & P.N. 01-00036.004) as recorded in O.R. Volume 214, Page 582 of the Holmes County Official Records, a distance of 60.00 feet to a 1/2" iron pipe found;

Course No. 3; Thence N 32°40'14" W, along a northeasterly line of a parcel of land conveyed to SSB Community Bank (P.N. 01-00214.000) as recorded in O.R. Volume 272, Page 3961 of the Holmes County Official Records, passing a "DEI" iron pin set at 248.43 feet, a total distance of 249.95 feet to a point;

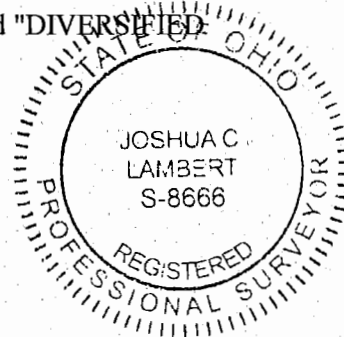
Course No. 4; Thence S 89°01'58" E, along a southerly line of a parcel of land conveyed to Holmes Ingram Group, Ltd. (P.N. 01-00315.001) as recorded in O.R. Volume 272, Page 3225 of the Holmes County Official Records, also being Lot 4 of the Ingram Subdivision Replat No. 1 as shown in Plat 19-4082 and being said north line of Lot 25, passing an iron pin set at 2.00 feet, a total distance of 72.07 feet, to the **True Place of Beginning** and containing 0.316 acres of land, more or less, as surveyed by Joshua C. Lambert, P.S., Ohio Registration No. S-8666, for Diversified Engineering Inc., in October 2020, but subject to all legal roads, highways, rights of way, easements and leases of record. To go to Adjoiner.

The Basis of Bearing is Ohio State Plane Coordinates, North Zone, NAD 1983.

All iron pins set are 30" X 3/4" round steel bars with plastic caps stamped "DIVERSIFIED ENGINEERING".

 11-17-20

Joshua C. Lambert, P.S. Professional Surveyor No. S-8666 Date



Survey recorded in Plat Vol. 19, Pg. 4280.

Parcel Number: 0100035011

175 Ray Ave. N.E. New Philadelphia, OH 44663 - Phone: 330-364-1631 - Fax: 330-364-4031 - Email: dei@div-eng.com

FILE DESCRIPTION
Holmes County Map Office
1/21/2021

DESCRIPTION 0.316 ACRE TRACT 60 FT SPLIT.docx