

BOUNDARY DESCRIPTION
0.994 Acres

Situated in the State of Ohio, County of Holmes, **Township of Berlin** in the **northwest quarter of fractional Section 23, T-9N, R-6W, United States Military District.**

Being part of the land described in a deed to **Cloverland Farms LLC** recorded in official record volume 252, page 6979 (PPN 0100138001 and PPN 0100138000) of the Holmes County records.

Described as follows:

Commencing at a capped pin found marking the southeast corner of the northwest quarter of fractional Section 23.

Thence N 88° 31' 00" W 652.16 feet, along the south line of the quarter section, to a capped pin found at the southeast corner of Mast Family Group, Ltd. as described in official record volume 230, page 2322.

Thence N 1° 41' 33" E 480.07 feet, along the east line of Mast Family Group, Ltd., to a point in Township Road 309 - witnessed by a capped reference pin found S 1° 41' 33" W 21.62 feet.

Thence S 59° 05' 41" E 52.46 feet, in Township Road 309, to the **Point of Beginning** for the parcel herein described - witnessed by a capped reference pin set N 52° 24' 39" E 26.36 feet.

Thence with the following FIVE courses:

- 1) N 52° 24' 39" E 294.21 feet to a capped pin set.
- 2) S 43° 56' 29" E 159.98 feet to a capped pin set.
- 3) S 52° 24' 39" W 226.98 feet to a capped pin found.
- 4) S 27° 56' 53" W 20.75 feet to a point in Township Road 309.
- 5) N 59° 05' 41" W 180.12 feet, in Township Road 309, to the **Point of Beginning**.

This parcel contains 0.994 acres.

Prior instrument: official record volume 252, page 6979

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July 2022, on behalf of R.W. Gasbarre & Associates, Inc.

All bearings are related and common with plat volume 19, page 2767.

All capped pins, both set and found, are 5/8 inch diameter solid steel rods with identification caps marked "GASBARRE WOOSTER, OHIO" unless otherwise noted.

See plat volume 19, page 4779 for survey.

 7/18/22

Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB5\2K22\JOB044\HENNIS LEGAL 0.994 AC.DOC

Parcel Number: 0100138002



FILE DESCRIPTION
Holmes County Map Office
8/30/2022

2 of 2