

Description 2.999 acre parcel

Being a part of Lot 25 of the Third Quarter, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known as a part of the lands conveyed to Wayne J. Beachy, Trustee and Amanda Beachy, Trustee in Official Record vol. 161 page 333, PN 0100034000, PN 0100036000 and PN 0100872000.

Described as follows:

Commencing at a 1/2 inch pipe found marking the southwest corner of said Lot 25, thence S 87 degrees 48' 00" E 763.62 feet along the lot line to a 5/8 inch rebar found, thence N 05 degrees 50' 21" E 407.88 feet along Aden G. and Sarah Ann Troyer (Deed vol. 278 page 988) and Dean F. Engel, Trustee of the Dean F. Engel Trust's (O.R. vol. 267 page 2427) east line to a 5/8 inch rebar found, thence N 46 degrees 13' 01" W 12.50 feet along said Engel's east line to a 5/8 inch rebar found, thence N 52 degrees 01' 33" E 181.39 feet along Holmes County Flea Market, LLC's (O.R. vol. 207 page 2734) east line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) N 52 degrees 01' 33" E 390.93 feet along said Holmes County Flea Market, LLC's east line to an iron pin set;
- 2) S 44 degrees 16' 19" E 245.53 feet through the lands of said Beachy to an iron pin set;
- 3) N 39 degrees 55' 45" E 278.88 feet through the lands of said Beachy to a point in the center of S.R. 39, witnessed by an iron pin set S 39 degrees 55' 45" W 43.35 feet;
- 4) S 47 degrees 17' 06" E 95.85 feet along the centerline of S.R. 39 to a point, witnessed by an iron pin set S 39 degrees 55' 45" W 44.05 feet;
- 5) S 39 degrees 55' 45" W 283.94 feet through the lands of said Beachy to an iron pin set;
- 6) S 52 degrees 01' 33" W 219.68 feet through the lands of said Beachy to an iron pin set;
- 7) N 69 degrees 32' 39" W 398.70 feet through the lands of said Beachy to the TRUE POINT OF BEGINNING.

This parcel contains 2.999 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 6938". Bearings from Plat vol. 18 page 706.

See Holmes County Plat Book 19 page 3756 for survey.

This survey made and description prepared by Donald C. Baker, P.S. 6938,

April 15, 2019



Donald C. Baker

P.S. 6938



Parcel Number: 0100872001

FILE DESCRIPTION
Holmes County Map Office
5/29/2019