

Description 45.343 acre parcel

Being a part of the southwest quarter of Section 11, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Sam A. Erb and Miriam Erb in Deed vol. 216 page 919, PN 2601325000.

Described as follows:

Commencing at an iron pin set marking the northwest corner of the southwest quarter of Section 11, thence S 88 degrees 48' 00" E 871.51 feet along the section line to a point in the center of S.R. 515 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 88 degrees 48' 00" E 43.60 feet.

thence with the following FORTY-ONE (41) COURSES:

- 1) S 88 degrees 48' 00" E 196.15 feet along the section line to an iron pin set;
- 2) S 01 degrees 24' 38" W 1079.23 feet along Jonas U. Burkholder and Effie Burkholder's (D.V. 271 page 231) west line to an iron pin set;
- 3) S 78 degrees 43' 12" W 37.58 feet through the lands of said Erb to an iron pin set;
- 4) S 01 degrees 14' 40" E 219.98 feet through the lands of said Erb to an iron pin set;
- 5) S 79 degrees 16' 23" W 51.82 feet through the lands of said Erb to a point in the center of S.R. 515, witnessed by an iron pin set N 79 degrees 16' 23" E 28.15 feet;
- 6) Along a curve to the right having a delta angle of 06 degrees 09' 27", R-1909.86 feet, T-102.73 feet, Ch. Brg.-S 10 degrees 25' 38" E, Ch.-205.16 feet along the centerline of S.R. 515 an arc distance of 205.25 feet to a point, witnessed by a 5/8 inch rebar found S 77 degrees 02' 59" W 22.35 feet;
- 7) S 77 degrees 02' 59" W 137.41 feet along DEM Business Holdings, LLC's (O.R. 263 page 1790) north line to a point, witnessed by a 5/8 inch rebar found N 77 degrees 02' 59" E 14.12 feet;
- 8) S 28 degrees 30' 17" E 67.63 feet along said DEM Business Holdings, LLC's west line to an iron pin set;
- 9) S 08 degrees 04' 55" E 282.41 feet along said DEM Business Holdings, LLC's west line to an iron pin set;
- 10) S 15 degrees 55' 20" E 170.14 feet along said DEM Business Holdings, LLC's west line to a point in S.R. 515 and T.R. 406, witnessed by an iron pin set N 15 degrees 55' 20" W 32.26 feet;
- 11) N 82 degrees 14' 00" E 27.17 feet along said DEM Business Holdings, LLC's south line to a point in S.R. 515;
- 12) S 03 degrees 12' 03" W 29.54 feet along David W. Miller and Elsie Miller's (D.V. 256 page 249) west line and along S.R. 515 to a point;
- 13) S 04 degrees 15' 35" W 535.21 feet along said Burkholder's west line and along S.R. 515 to a point;
- 14) N 86 degrees 02' 48" W 39.20 feet along State of Ohio's (D.V. 248 page 822) north line to an iron pin set;
- 15) S 15 degrees 15' 48" W 101.98 feet along said State of Ohio's west line to a 5/8 inch rebar found;
- 16) S 03 degrees 57' 11" W 55.28 feet along said State of Ohio's west line to a point on the section line;
- 17) N 88 degrees 08' 39" W 393.28 feet along the section line to an iron pin set;
- 18) N 01 degrees 51' 20" E 6.91 feet along Valleyside Acres, Ltd.'s (O.R. 141 page 582) east line to a point;

- 19) N 78 degrees 12' 45" W 167.67 feet along said Valleyside Acres, Ltd.'s north line to a point;
- 20) N 75 degrees 02' 16" W 352.30 feet along said Valleyside Acres, Ltd.'s north line to a point;
- 21) N 72 degrees 48' 59" W 65.74 feet along said Valleyside Acres, Ltd.'s north line to a point on the section line, witnessed by an iron pin set N 01 degrees 24' 50" E 37.45 feet;
- 22) N 01 degrees 24' 50" E 431.90 feet along the section line to a R.R. spike found in T.R. 406, witnessed by an iron pin set S 01 degrees 24' 50" W 20.30 feet;
- 23) N 84 degrees 02' 59" E 297.00 feet along Barry A. Miller and Rodney Miller's (O.R. 256 page 2980) south line and along Rodney G. Miller and Carol Sue Miller's (D.V. 279 page 213 and D.V. 189 page 241) south line and along T.R. 406 to a R.R. spike found;
- 24) N 82 degrees 34' 52" E 202.62 feet along Michael Schrock and Dayna Schrock's (O.R. 73 page 677) south line and along T.R. 406 to a R.R. spike found, witnessed by an iron pin set S 04 degrees 44' 36" E 19.85 feet;
- 25) S 04 degrees 44' 36" E 64.68 feet along Margie L. Schrock's (D.V. 216 page 934 and O.R. 253 page 5899) west line to a 1/2 inch rebar found;
- 26) N 74 degrees 57' 05" E 217.80 feet along said Margie L. Schrock's south line to an iron pin set;
- 27) N 12 degrees 15' 22" W 102.30 feet along said Margie L. Schrock's east line to an iron pin set;
- 28) N 01 degrees 08' 31" E 49.63 feet along said Margie L. Schrock's east line to a 1/2 inch rebar found;
- 29) S 83 degrees 05' 48" W 202.96 feet along said Margie L. Schrock's north line to a 5/8 inch rebar found;
- 30) N 03 degrees 11' 22" W 40.00 feet along Michael Schrock and Dayna Schrock's (O.R. vol. 73 page 679) east line to a 5/8 inch rebar found;
- 31) S 83 degrees 05' 48" W 190.01 feet along Michael Schrock and Dayna Schrock's (O.R. vol. 73 page 679) north line to a point, witnessed by a 5/8 inch rebar found N 83 degrees 05' 48" E 1.34 feet;
- 32) N 01 degrees 15' 31" E 362.79 feet along said Rodney G. Miller and Carol Sue Miller's east line to a 5/8 inch rebar found;
- 33) S 86 degrees 10' 54" W 294.36 feet along said Rodney G. Miller and Carol Sue Miller's north line and along Barry A. Miller and Donna J. Miller's (O.R. 176 page 1125) north line to a 5/8 inch rebar found on the section line;
- 34) N 01 degrees 24' 50" E 861.77 feet along the section line to an iron pin set;
- 35) N 85 degrees 47' 09" E 804.42 feet through the lands of said Erb to a point in the center of S.R. 515, witnessed by an iron pin set S 85 degrees 47' 09" W 48.51 feet;
- 36) N 05 degrees 13' 16" W 114.20 feet along the centerline of S.R. 515 to a point;
- 37) N 02 degrees 10' 55" E 95.50 feet along the centerline of S.R. 515 to a point;
- 38) N 07 degrees 22' 43" E 168.62 feet along the centerline of S.R. 515 to a point;
- 39) N 11 degrees 12' 13" E 185.42 feet along the centerline of S.R. 515 to a point;
- 40) N 12 degrees 09' 16" E 102.53 feet along the centerline of S.R. 515 to a point;
- 41) N 16 degrees 03' 46" E 58.21 feet along the centerline of S.R. 515 to the TRUE POINT OF BEGINNING.

This parcel contains 45.343 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.

See Holmes County Plat Book 19, page 4102 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
May 11, 2020



Aaron L. Gerber

P.S. 8379



Parcel Number: 2601325005

FILE DESCRIPTION

Holmes County Map Office
6/25/2020