

BOUNDARY DESCRIPTION
4.893 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 0100138000) of the Holmes County records.

Described as follows:

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

Thence with the following EIGHT courses:

- 1) **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 Jerry L. Mast and Mary Ellen Mast, Co-Trustees as described in official record volume 290, page 2109.
- 2) **N 01° 41' 33" E 480.07 feet**, along the east line of Mast, to a point in Township Road 309 - witnessed by a capped reference pin found S 01° 41' 33" W 21.62 feet.
- 3) **S 59° 05' 41" E 260.13 feet**, in Township Road 309 and along the south line of Cloverland Farms LLC as described in official record volume 282, page 6503, to a railroad spike found on the southerly line of Lavern A. Miller and Laura Miller as described in official record volume 287, page 7065.
- 4) **S 60° 21' 47" E 149.77 feet**, in Township Road 309 and along the southerly line of Miller, to a point of curvature.
- 5) **Southeasterly**, in Township Road 309, with the arc of a curve concave to the northeast and along the southerly line of Miller, a distance of 188.86 feet to the southeast corner thereof – witnessed by a capped reference pin previously set N 01° 24' 56" E 18.05 feet.

The aforementioned curve has the following properties;

Central Angle = 12° 43' 49"

Chord Distance = 188.47 feet

Radius = 850.00 feet

Chord Bearing = S 66° 43' 42" E

- 6) **N 01° 24' 56" E 70.69 feet**, along an easterly line of Miller, to a capped pin previously set.

- 7) **N 83° 39' 04" E 119.05 feet**, along a southerly line of Miller, to a capped pin previously set on the east line of the quarter section.
- 8) **S 01° 41' 33" W 298.58 feet**, along the east line of the quarter section, to the **Point of Beginning**.

This parcel contains 4.893 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, on April 17 of 2025, 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 5714 for survey.

Edward A. Gasbarre

Edward A. Gasbarre, P.S. 7036

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Parcel Number: 0100138004



FILE DESCRIPTION
Holmes County Map Office
12/4/2025

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