

BOUNDARY DESCRIPTION
31.982 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 previously set marking the northeast corner of the northwest quarter of fractional Section 23.

Thence with the following NINE courses:

- 1) **S 01° 41' 33" W 2181.53 feet**, along the east line of the quarter section, to a capped pin previously set at the northeast corner of Lavern A. Miller and Laura Miller as described in official record volume 287, page 7065.
- 2) **N 81° 53' 20" W 172.11 feet**, along a northerly line of Miller, to a capped pin previously set.
- 3) **N 33° 48' 55" W 71.42 feet**, along a northerly line of Miller, to a capped pin previously set.
- 4) **S 52° 24' 39" W 66.89 feet**, along a westerly line of Miller, to a capped pin previously set.
- 5) **N 43° 56' 29" W 159.98 feet**, along the northerly line of Cloverland Farms LLC as described in official record volume 282, page 6503, to a capped pin previously set.
- 6) **S 52° 24' 37" W 294.21 feet**, along the westerly line Cloverland Farms LLC, to a point in Township Road 309 at the southwest corner thereof – witnessed by a capped reference pin previously set N 52° 24' 37" E 26.36 feet.
- 7) **N 59° 05' 41" W 52.46 feet**, in Township Road 309, to a point on the east line of Jerry L. Mast and Mary Ellen Mast, Co-Trustees as described in official record volume 290, page 2109 – witnessed by a capped reference pin found S 01° 41' 33" W 21.62 feet.
- 8) **N 01° 41' 33" E 2190.47 feet**, along the east line of Mast, to a capped pin previously set on the north line of the quarter section.
- 9) **S 88° 43' 57" E 652.17 feet**, along the north line of the quarter section, to the **Point of Beginning**.

This parcel contains 31.982 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, P.S. 7036

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Parcel Number: 0100138005

FILE DESCRIPTION

Holmes County Map Office
12/4/2025