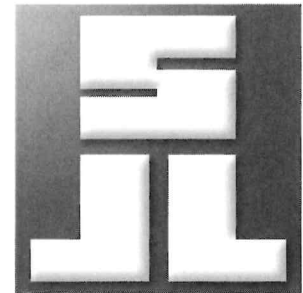


**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



**BOUNDARY DESCRIPTION OF TRAILS EDGE ESTATES
PLANNED UNIT DEVELOPMENT, PHASE 5A, 0.851 AC.**

EW-2826

Situated in the Village of Millersburg, Township of Hardy, T-9N; R-7W, 1st. Qtr. Lot 42, County of Holmes, and State of Ohio:

Known as being part of Lot 950 in Pleasant View Glass Plant Addition Replat No. 1 in Volume 2, Page 635 of Holmes County Plat Records also being part of lands conveyed to Grandview Property Holdings, LLC in Volume 291, Page 7463 of Holmes County Official Records, PN 0701668052 and PN 0701668049 as part of an amendment to Phase 4A and further bounded and described as follows;

Commencing at a 5/8" rebar found marking the northwest corner of said Lot 42;

Thence S 88° 09' 46" E, 179.44 feet along the north line of said Lot 42, passing through a 5/8" rebar found at a distance of 111.22 feet and 127.78 feet, to the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING SIX (6) COURSES:

1. continuing **S 88° 09' 46" E, 232.33** feet along the north line of said Lot 42 to a 5/8" rebar found marking the northwest corner of Lands conveyed to Grandview Property Holdings, LLC in Volume 290, Page 1608 in said Official Records;
2. southeasterly **175.86** feet along the arc of a curve deflecting to the left, said curve having a radius of 6625.55 feet, a central angle of 01° 31' 15" and a chord which bears S 03° 49' 35" E, 175.86 feet to a 5/8" rebar found on a north line of Trails Edge Estates Planned Unit Development, Phase 3 in Volume 2, Page 662 of said Plat Records;

Continued 0.851 ac. on Page 2

Page 2 (Description 0.851 ac.)

3. **N 88° 09' 46" W, 122.65** feet along north lines of said Phase 3 and Trails Edge Estates Planned Unit Development, Phase 4A in Volume 19, Page 5542 of said Plat Records to a point in Willow Drive (50' Private Street);
4. **N 05° 05' 27" W, 36.62** feet along a west line of said Phase 4A and in said Willow Drive to a point;
5. **S 84° 54' 33" W, 105.00** feet along the amended north line of said Phase 4A to a point;
6. **N 05° 05' 27" W, 152.42** feet along a new division line to the place of beginning and containing within said bounds **0.851** acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

See Holmes County Plat Book Volume 19, Page 5659 for survey.

 9-29-25
Mark E. Purdy, P.S. #7307 Date



PPN: 0701668060

FILE DESCRIPTION

Holmes County Map Office
10/6/2025

2 of 2

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