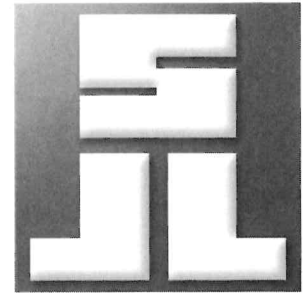


**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



**BOUNDARY DESCRIPTION OF TRAILS EDGE ESTATES
PLANNED UNIT DEVELOPMENT, PHASE 5B, 0.267 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 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, 411.77 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 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;

Thence 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;

Thence S 88° 09' 46" E, 425.21 feet along north lines of said Phase 3 and Trails Edge Estates Planned Unit Development, Phase 2 in Volume 2, Page 648 of said Plat Records to a 5/8" rebar found marking the northeast corner thereof;

Thence S 00° 48' 20" W, 455.93 feet along east line of said Phase 2 and Trails Edge Estates Planned Unit Development, Phase 1 in Volume 2, Page 644 of said Plat Records to a 5/8" rebar found marking the southeast corner thereof and on a north right-of-way line of Sill Street (50');

Continued 0.267 ac. on Page 2

Page 2 (Description 0.267 ac.)

Thence S 89° 56' 07" W, 150.00 feet along a north right-of-way line of said Sill Street to a 5/8" rebar found also being a south line of said Phase 1;

Thence S 00° 48' 20" W, 25.00 feet along an east line of said Phase 1 to a drill hole found marking the northeast corner of lands conveyed to Debra K. Kandel in Volume 260, Page 405 of Holmes County Deed Records;

Thence S 89° 56' 07" W, 25.00 feet along a south line of said Phase 1 also being the north line of said Kandel lands to a drill hole found marking the northwest corner thereof;

Thence S 00° 48' 20" W, 100.00 feet to the principal place of beginning of the parcel herein described ~ witnessed by a 5/8" rebar found S 00° 48' 20" W, 25.00 feet marking the southwest corner of said Kandel lands:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. continuing S 00° 48' 20" W, 76.21 feet partly along the west line of said Kandel lands and a new division line to a point;
2. S 78° 47' 24" W, 120.76 feet along a new division line to a point in Beech Avenue (50' Private Street);
3. N 13° 20' 47" W, 102.27 feet along a new division line and in said Beech Avenue to a point at the southwest corner of Trails Edge Estates Planned Unit Development, Phase 4C in Volume 19, Page 5542 of said Plat Records;
4. N 89° 56' 07" E, 143.13 feet along the south line of said Phase 4C to the place of beginning and containing within said bounds 0.267 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.

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Page 3 (Description 0.267 ac.)

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: 0701668061

FILE DESCRIPTION

Holmes County Map Office
10/6/2025

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3477 Commerce Parkway, Suite C □ Wooster, Ohio 44691
Ph. (330) 345-6377 □ Fax (330) 345-6725 □ Email: sjl@sjl-inc.com