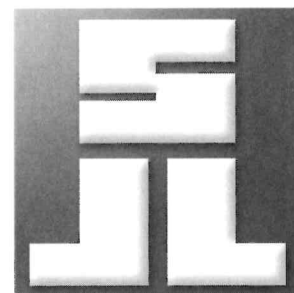


***SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS***



BOUNDARY DESCRIPTION OF 14.801 AC. PARCEL

EW-2826

Situated in the Village of Millersburg, Township of Hardy, T-9N; R-7W, 1st. Qtr. Lots 42 & 47, 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, 111.22 feet along the north line of said Lot 42 to the principal place of beginning of the parcel herein described ~ witnessed by a 5/8" rebar found S 88° 09' 46" E, 16.56 feet:

THENCE WITH THE FOLLOWING THIRTY-FOUR (34) COURSES:

1. continuing S 88° 09' 46" E, 68.22 feet along the north line of said Lot 42 to a point;
2. S 05° 05' 27" E, 315.19 feet partly along a new division line and partly along the west line of Trails Edge Estates Planned Unit Development, Phase 4A in Volume 19, Page 5542 of said Plat Records;
3. S 87° 56' 24" E, 128.16 feet along a south line of said Phase 4A to the southeast corner thereof also being the northwest corner of Phase 4B of said Trails Edge Estates Planned Unit Development in Volume 19, Page 5542 and in Sycamore Lane (50' Private Street);
4. S 00° 48' 20" W, 105.00 feet along the west line of said Phase 4B to the southwest corner thereof;

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5. **S 87° 56' 24" E, 129.77** feet along the south line of said Phase 4B to the southeast corner thereof and in Beech Avenue (50' Private Street);
6. **N 01° 30' 03" W, 105.18** feet along the east line of said Phase 4B and in said Beech Avenue to the south line of Trails Edge Estates Planned Unit Development, Phase 3 in Volume 2, Page 662 of said Plat Records and in the intersection with aforesaid Sycamore Lane;
7. **S 87° 56' 24" E, 134.68** feet along a south line of said Phase 3 and in Sycamore Lane to a northwest corner of Trails Edge Estates Planned Unit Development, Phase 2 in Volume 2, Page 647 of said Plat Records;
8. **S 00° 48' 20" W, 349.84** feet along west lines of said Phase 2 and Trails Edge Estates Planned Unit Development, Phase 1 in Volume 2, Page 644 of said Plat Records to the southwest corner thereof and on the north line of Trails Edge Estates Planned Unit Development, Phase 4C in said Volume 19, Page 5542 and in said Sill Street (50');;
9. **S 89° 56' 07" W, 92.26** feet along the north line of said Phase 4C to the northwest corner thereof and in the intersection of said Sill Street with Beech Avenue (50' Private Street);
10. **S 13° 20' 47" E, 205.01** feet along a west line of said Phase 4C and a new division line of Phase 5B to a point;
11. **N 78° 47' 24" E, 120.76** feet along a new division line of Phase 5B to a point;
12. **N 00° 48' 20" E, 51.21** feet along a new division line of Phase 5B to a 5/8" rebar found at a southwest corner of lands conveyed to Debra K. Kandel in Volume 223, Page 634 of said Official Records;
13. **N 89° 56' 07" E, 175.00** feet along south lines of said Kandel lands and lands conveyed to Debra K. Kandel in Volume 260, Page 405 of Holmes County Deed Records to a 5/8" rebar found on a west right-of-way line of Garrison Alley (20');
14. **S 00° 48' 20" W, 150.00** feet along a west right-of-way line of said Garrison Alley to a 5/8" rebar found at the northeast corner of Lot 12, being lands conveyed to Grandview Property Holdings, LLC in Volume 286, Page 3317 of said Official Records;

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15. **S 89° 56' 07" W 175.00** feet along the north line of said Grandview Property Holdings, LLC lands to a 5/8" rebar found;
16. **S 00° 48' 20" W, 100.01** feet along west lines of said Grandview Property Holdings, LLC lands and right-of-way of Cary Street (50');
17. **N 89° 56' 07" E, 125.00** feet along the south right-of-way line of said Cary Street to a 5/8" rebar found at the southwest corner of Pt. Lot 7, being lands conveyed to Utility Pipeline, LTD in Volume 287, Page 483 of said Official Records;
18. **S 00° 48' 20" W, 50.00** feet along the west line of said Utility Pipeline, LTD lands to a 5/8" rebar found;
19. **N 89° 56' 07" E, 50.00** feet along the south line of said Utility Pipeline, LTD to a 5/8" rebar found on a west right-of-way line of aforesaid Garrison Alley;
20. **S 00° 48' 20" W, 250.00** feet along a west right-of-way line of said Garrison Alley to a 5/8" rebar found on the south line of aforesaid Lot 42, also being the north line of aforesaid Lot 47, and on a north line of Koch Street (50');
21. **S 89° 56' 07" W, 200.00** feet, crossing into said Lot 47, along a north right-of-way line of said Koch Street to a 5/8" rebar found at a northwest corner thereof ~ witnessed by a 5/8" rebar found N 89° 56' 07" E, 50.00 feet;
22. **S 00° 48' 20" W, 17.83** feet along a west right-of-way line of said Koch Street to a 5/8" rebar found on an east line of lands conveyed to ATX Ventures, LLC in Volume 277, Page 1886 of said Official Records;
23. northwesterly **25.72** feet along the arc of a curve deflecting to the right, said curve having a radius of 8796.75 feet, a central angle of 00° 10' 03" and a chord which bears N 14° 37' 36" W, 25.71 feet to a 5/8" rebar found on the north line of Lot 47, also being the south line of aforesaid Lot 42;
24. **N 88° 05' 03" W, 267.54** feet along the south line of said Lot 42, also being the north line of said Lot 47, to a mag nail found marking a southwest corner of said Lot 42;

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25. N 14° 17' 43" W, 20.93 feet, crossing into said Lot 42, along the lot line and the Village of Millersburg corporation line to a mag nail found;
26. N 43° 39' 14" W, 247.06 feet along the lot line and said corporation line to a 5/8" rebar found;
27. N 59° 56' 49" W, 129.49 feet along the lot line and said corporation line to a 5/8" rebar found;
28. N 05° 32' 01" W, 45.69 feet along the lot line and said corporation line to a 5/8" rebar found;
29. N 35° 16' 11" W, 187.00 feet along the lot line and said corporation line to a 5/8" rebar found;
30. N 03° 15' 43" E, 195.33 feet along the lot line and said corporation line to a 5/8" rebar found;
31. N 16° 07' 03" E, 240.02 feet along the lot line and said corporation line to a 5/8" rebar found;
32. N 15° 40' 47" E, 184.32 feet along the lot line and said corporation line to a 5/8" rebar found;
33. N 21° 50' 14" E, 100.16 feet along the lot line and said corporation line to a 5/8" rebar found;
34. northwesterly 181.09 feet along the arc of a curve deflecting to the right, said curve having a radius of 6925.05 feet, a central angle of 01° 29' 54" and a chord which bears N 03° 36' 09" W, 181.09 to the place of beginning and containing within said bounds 14.801 acres of land of which 14.783 ac. is in Lot 42 and 0.018 acres is in Lot 47, more or less, and subject to all legal highways and easements of record

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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: 0701668062

FILE DESCRIPTION

Holmes County Map Office
10/6/2025

5 of 5

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