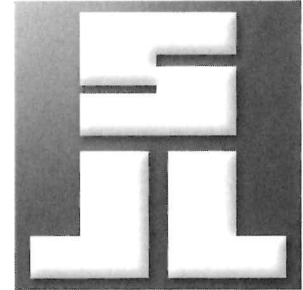


**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



**BOUNDARY DESCRIPTION OF TRAILS EDGE ESTATES
PLANNED UNIT DEVELOPMENT, PHASE 6, 0.243 AC.**

EW-2826A

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 0701668062 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 northwest corner of Trails Edge Estates Planned Unit Development, Phase 5A in Volume 19, Page 5659 of said Plat Records;

Thence S 05° 05' 27" E, 315.19 feet along west lines of Trails Edge Estates Planned Unit Development, Phase 5A in Volume 19, Page 5659 and Trails Edge Estates Planned Unit Development, Phase 4A in Volume 19, Page 5542 of said Plat Records to a point;

Thence S 87° 56' 24" E, 128.16 feet along a south line of said Phase 4A to a 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) to a point;

Thence S 00° 48' 20" W, 105.00 feet along a west line of said Phase 4B to the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FIVE (5) COURSES:

Continued 0.243 ac. on Page 2

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Page 2 (Description 0.243 ac.)

1. **S 87° 56' 24" E, 129.77** feet along the south line of said Phase 4B to a point in Beech Avenue (50' Private Street);
2. **S 01° 30' 03" E, 46.74** feet along a new east division line of Phase 6 to a point in said Beech Avenue;
3. **S 06° 45' 01" E, 28.41** feet along a new east division line of Phase 6 to a point in said Beech Avenue;
4. **S 84° 22' 48" W, 125.81** feet along a new south line of said Phase 6 to a point;
5. **N 05° 37' 12" W, 92.36** feet along a new division line to the place of beginning and containing within said bounds **0.243** 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 5910 for survey.

 8-12-26
Mark E. Purdy, P.S. #7307 Date

PPN: 0701668069



FILE DESCRIPTION

Holmes County Map Office
8/31/2026

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