

Description 39.194 acre parcel

Being a part of the northeast quarter of Section 15 and a part of Lots 25 and 26 of the Third Quarter, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Wayne J. Beachy, Trustee and Amanda Beachy, Trustee in Official Record vol. 161 page 333, PN 0100035000, PN 0100034000, PN 0100036000, PN 0100872000.

Described as follows:

Beginning at a R.R. spike found in C.R. 77 marking the northeast corner of Lot 25 the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 89 degrees 01' 51" W 40.40 feet.

thence with the following THIRTY-SEVEN (37) COURSES:

- 1) S 01 degrees 02' 29" W 101.76 feet along the lot line and along C.R. 77 to a point, witnessed by an iron pin set N 81 degrees 07' 52" W 46.00 feet;
- 2) N 81 degrees 07' 52" W 300.00 feet along Edward W. Beachy and Brenda Beachy's (O.R. 207 page 2671) north line to a 5/8 inch rebar found;
- 3) S 01 degrees 02' 29" W 208.56 feet along said Beachy's west line to an iron pin set;
- 4) S 81 degrees 07' 52" E 12.37 feet along said Beachy's south line to a point, witnessed by an iron pin set S 08 degrees 52' 08" W 44.39 feet;
- 5) S 08 degrees 52' 08" W 90.00 feet along said Beachy's west line to a 5/8 inch rebar found;
- 6) S 81 degrees 07' 52" E 300.00 feet along said Beachy's south line to a point on the lot line and in C.R. 77, witnessed by a 5/8 inch rebar found N 81 degrees 07' 52" W 64.86 feet;
- 7) S 01 degrees 02' 29" W 74.94 feet along the lot line and along C.R. 77 to a point, witnessed by a 5/8 inch rebar found N 81 degrees 11' 45" W 38.76 feet;
- 8) N 81 degrees 11' 45" W 476.46 feet along the north line of Lot 4 of Wayne J. Beachy Allotment No. 1 Replat No. 1 (Plat vol. 19 page 3690) and along B & A Holding Co., LLC's (O.R. 267 page 551) north line to a 5/8 inch rebar found;
- 9) S 01 degrees 02' 30" W 300.00 feet along the west line of Lot 4 of said Wayne J. Beachy Allotment No. 1 Replat No. 1 and along said B & A Holding Co., LLC's west line to a 5/8 inch rebar found;
- 10) S 81 degrees 11' 45" E 20.00 feet along the south line of Lot 4 of said Wayne J. Beachy Allotment No. 1 Replat No.1 and along said B & A Holding Co., LLC's south line to a 5/8 inch rebar found;
- 11) S 09 degrees 26' 19" W 587.56 feet along the west line of Lot 2 of Wayne J. Beachy Allotment No. 1 Replat of Lot 1 and Additional Lands (Plat vol. 18 page 840) and along East Holmes Fire & EMS District's (O.R. 168 page 2974) west line and along Troyer Land Ltd.'s (O.R. 189 page 490) west line to a point in the center of S.R. 39, witnessed by a 5/8 inch rebar found N 09 degrees 26' 19" E 32.14 feet;
- 12) N 55 degrees 58' 09" W 196.24 feet along the centerline of S.R. 39 to a point, witnessed by a 5/8 inch rebar found S 47 degrees 39' 39" W 46.81 feet;
- 13) S 47 degrees 39' 39" W 194.09 feet along James W. Beachy and Kathy Beachy's (D.V. 236 page 298) west line to a 5/8 inch rebar found;
- 14) N 48 degrees 28' 43" W 59.90 feet along James Beachy and Kathy Beachy's (O.R. 193 page 2184) east line to a 5/8 inch rebar found;
- 15) S 47 degrees 39' 39" W 731.47 feet (passing into Lot 26) along said Beachy's (O.R. 193 page 2184) west line to a 5/8 inch rebar found;
- 16) N 48 degrees 28' 43" W 45.58 feet along said Beachy's (D.V. 236 page 298) north line to a 5/8 inch rebar found;


- 17) S 39 degrees 54' 56" W 234.16 feet along said Beachy's (D.V. 236 page 298) west line to a stone found;
- 18) N 88 degrees 17' 44" W 379.50 feet along Aden G. Troyer and Sarah Ann Troyer's (D.V. 278 page 988) north line to a 5/8 inch rebar found;
- 19) N 02 degrees 14' 22" W 264.00 feet along said Troyer's east line to a 5/8 inch rebar found on the lot line;
- 20) N 04 degrees 18' 30" E 407.88 feet (passing into Lot 25) along said Troyer's east line and along Dean F. Engel, Trustee of the Dean F. Engel Trust's (O.R. 267 page 2427) east line to a 5/8 inch rebar found;
- 21) N 47 degrees 44' 53" W 12.50 feet along said Engel's east line to a 5/8 inch rebar found;
- 22) N 50 degrees 29' 42" E 181.39 feet along Red Fox Real Estate, LLC's (O.R. vol. 279 page 4218) south line to a 5/8 inch rebar found;
- 23) S 71 degrees 04' 30" E 398.70 feet along Wayne Beachy, Jr. and Martha Beachy's (O.R. 267 page 7348) south line to a 5/8 inch rebar found;
- 24) N 50 degrees 29' 42" E 219.68 feet along said Wayne Beachy, Jr. and Martha Beachy's south line to a 5/8 inch rebar found;
- 25) N 38 degrees 23' 54" E 283.94 feet along said Wayne Beachy, Jr. and Martha Beachy's east line to a point in the center of S.R. 39, witnessed by a 5/8 inch rebar found S 38 degrees 23' 54" W 44.05 feet;
- 26) N 48 degrees 48' 57" W 162.33 feet along the centerline of S.R. 39 to a point;
- 27) N 44 degrees 27' 13" W 120.45 feet along the centerline of S.R. 39 to a point;
- 28) N 45 degrees 58' 33" W 111.58 feet along the centerline of S.R. 39 to a point;
- 29) N 36 degrees 18' 21" W 20.03 feet along the centerline of S.R. 39 to a point, witnessed by a 5/8 inch rebar found N 56 degrees 31' 54" E 37.58 feet;
- 30) N 56 degrees 31' 54" E 285.49 feet along Wayne W. Beachy, Jr. and Martha Beachy's (O.R. 50 page 25) south line to a 5/8 inch rebar found;
- 31) N 21 degrees 19' 22" W 135.02 feet along said Wayne W. Beachy, Jr. and Martha Beachy's east line to a 5/8 inch rebar found;
- 32) N 56 degrees 31' 54" E 285.14 feet along Wayne W. Beachy, Jr. and Martha Beachy's (D.V. 250 page 146 and O.R. 44 page 421) south line to a 5/8 inch rebar found;
- 33) N 05 degrees 54' 22" E 238.77 feet (passing into the northeast quarter of Section 15) along Wayne W. Beachy, Jr. and Martha Beachy's (O.R. 44 page 421) east line to a 5/8 inch rebar found;
- 34) N 81 degrees 54' 56" E 767.48 feet along Wayne W. Beachy, Jr. and Martha Beachy's (O.R. 44 page 423) south line and along David D. Miller and Susan H. Miller's (O.R. 250 page 6557) south line to a 5/8 inch rebar found;
- 35) S 00 degrees 51' 41" W 178.86 feet along Wayne J. Beachy, Trustee and Amanda J. Beachy, Trustee's (O.R. 207 page 2672) west line to a 5/8 inch rebar found;
- 36) S 88 degrees 56' 59" E 233.13 feet along said Wayne J. Beachy, Trustee and Amanda J. Beachy, Trustee's south line to a point on the section line and in C.R. 77, witnessed by an iron pin set N 88 degrees 56' 59" W 30.00 feet;
- 37) S 00 degrees 51' 41" W 18.98 feet along the section line and along C.R. 77 to the TRUE POINT OF BEGINNING.

This parcel contains 39.194 acres, but subject to all highways and easements of record. Containing 2.507 acres in the northeast quarter of Section 15, 33.452 acres in Lot 25, and 3.235 acres in Lot 26.

This parcel is subject to an existing 20 foot access easement and lease agreement recorded in Official Record vol. 193 page 2793.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

See Holmes County Plat Book 19, page 4640 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 14, 2021



Donald C. Baker P.S. 6938



Parcel Number: 0100035014

FILE DESCRIPTION
Holmes County Map Office
3/3/2022

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