

Description 149.585 acre parcel

Being a part of Outlot 5 of the Village of Berlin and situated in the northwest quarter of Section 15 of Berlin Township, also being a part of the northeast quarter of Section 15, and Lots 25, 39 and 40 of the Third Quarter, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known as lands conveyed to Dean F. Engel in Deed vol. 197 page 218, PN 0100957000, PN 0100108000, PN 0100102000, PN 0100103000, PN 0100106000, PN 0100107000, PN 0100105000, PN 0100105001, PN 0100105002, PN 0100105003, PN 0100104000, PN 0100104001 .

Described as follows:

Beginning at a 1/2 inch pipe found marking the southeast corner of said Lot 40 the TRUE POINT OF BEGINNING.

thence with the following FIFTY (50) COURSES:

- 1) N 88 degrees 58' 31" W 2013.22 feet along the lot line to a point in C.R. 120, witnessed by an iron pin set S 88 degrees 58' 31" E 75.40 feet;
- 2) N 00 degrees 48' 31" E 25.87 feet along C.R. 120 to a point;
- 3) S 44 degrees 28' 28" W 35.64 feet along C.R. 120 to a R.R. spike found on the lot line;
- 4) S 34 degrees 41' 45" W 149.09 feet (passing into said Lot 39) along C.R. 120 and along Holmes Limestone Company's (Deed vol. 257 page 151) west line to a point;
- 5) S 37 degrees 55' 19" W 145.83 feet along C.R. 120 and along Robin Industries, Inc.'s (O.R. vol. 172 page 1385) west line to a point;
- 6) S 40 degrees 26' 15" W 165.08 feet along C.R. 120 and along said Robin Industries, Inc.'s (and O.R. vol. 172 page 1388) west line to a point;
- 7) S 40 degrees 43' 18" W 114.87 feet along C.R. 120 and along said Robin Industries, Inc.'s west line to a point;
- 8) S 37 degrees 35' 39" W 18.29 feet along C.R. 120 and along Hershberger Farm & Properties, LLC's (O.R. vol. 238 page 2397) west line to a point, witnessed by an iron pin set N 49 degrees 41' 56" W 50.00 feet;
- 9) N 49 degrees 41' 56" W 317.88 feet along Leroy D. Hershberger's (O.R. vol. 215 page 2906) east line to a 1/2 inch pipe found;
- 10) N 40 degrees 18' 16" E 992.07 feet (passing into said Lot 40) along said Leroy D. Hershberger's east line to a stone found;
- 11) N 00 degrees 48' 31" E 658.87 feet along said Leroy D. Hershberger's east line to an iron pin set;
- 12) N 89 degrees 06' 49" W 712.80 feet along said Leroy D. Hershberger's north line to an iron pin set on the lot line;
- 13) N 00 degrees 53' 11" E 484.98 feet along the lot line to an iron pin set marking the northwest corner of said Lot 40;
- 14) S 89 degrees 38' 30" E 1608.07 feet along the lot line to a R.R. spike set in the center of East Street, aka T.R. 358, witnessed by an iron pin set N 89 degrees 38' 30" W 29.97 feet;
- 15) N 03 degrees 16' 11" E 415.84 feet (passing into Outlot 5 and northwest quarter of Section 15) along the centerline of East Street to an iron pin set;
- 16) N 03 degrees 07' 46" E 432.44 feet along the centerline of East Street to a R.R. spike set;
- 17) N 02 degrees 45' 09" E 353.13 feet along the centerline of East Street to a point;
- 18) N 08 degrees 47' 26" E 4.00 feet along the centerline of East Street to a mag nail set, witnessed by a 3/4 inch rebar found S 77 degrees 08' 34" E 28.00 feet;
- 19) S 77 degrees 08' 34" E 464.00 feet along The State of Ohio Department of Transportation's (O.R. vol. 250 page 1699) south line to a 3/4 inch rebar found;
- 20) N 15 degrees 59' 16" E 27.38 feet along said The State of Ohio Department of Transportation's east line to an iron pin set;
- 21) S 51 degrees 42' 33" E 160.69 feet along Dutch Heritage Woodcraft, Inc. (Deed vol. 255 page 848), Stanley A. Kaufman 1/3, Harold W. Kaufman 1/3, Spencer D. Swartzentruber 1/6 and Linda Y. Shanower 1/6's (Deed vol. 275 page 983) south line to an iron pin set;
- 22) N 15 degrees 57' 44" E 11.89 feet along said Kaufman, Kaufman, Swartzentruber and Shanower's east line to a 5/8 inch rebar found;
- 23) S 52 degrees 10' 47" E 106.94 feet along Donald R. and Linda J. Merriman's (O.R. vol. 189 page 2815) south line to a 5/8 inch rebar found;
- 24) N 19 degrees 39' 00" E 124.88 feet along said Merriman's east line to a 3/4 inch rebar found;


- 25) S 45 degrees 58' 44" E 48.50 feet along Mary Catherine Yoder's (O.R. vol. 179 page 3486) south line to a 1 inch pipe found on KC Rentals, LLC's (O.R. vol. 256 page 5942) west line;
- 26) S 29 degrees 21' 16" W 18.23 feet along said KC Rentals, LLC's west line to a 5/8 inch rebar found;
- 27) S 50 degrees 10' 37" E 39.18 feet along said KC Rentals, LLC's south line to a 5/8 inch rebar found;
- 28) S 38 degrees 17' 27" W 260.29 feet along Campbell Oil Company's (O.R. vol. 246 page 5458) west line to a 5/8 inch rebar found;
- 29) S 51 degrees 42' 33" E 314.00 feet along said Campbell Oil Company's south line to an iron pin set;
- 30) N 38 degrees 17' 27" E 431.91 feet (passing into the northeast quarter of Section 15) along said Campbell Oil Company's east line to a point in the center of S.R. 39, witnessed by an iron pin set S 38 degrees 17' 27" W 49.92 feet;
- 31) S 51 degrees 42' 33" E 52.53 feet along the centerline of S.R. 39 to a point;
- 32) Along a curve to the right having a delta angle of 01 degrees 41' 42", R -2864.80 feet, T - 42.38 feet, Ch. Brg. - S 50 degrees 51' 42" E, Ch. - 84.75 feet along the centerline of S.R. 39 an arc distance of 84.75 feet to a point, witnessed by a 5/8 inch rebar found S 31 degrees 03' 57" W 41.77 feet;
- 33) S 31 degrees 03' 57" W 155.00 feet along Berlin Rentals, LLC's (O.R. vol. 262 page 2824) west line to a 5/8 inch rebar found;
- 34) S 48 degrees 50' 02" E 49.30 feet along said Berlin Rentals, LLC's south line to a 5/8 inch rebar found;
- 35) N 32 degrees 25' 27" E 155.00 feet along said Berlin Rentals, LLC's east line to a point in the center of S.R. 39, witnessed by an iron pin set S 32 degrees 25' 27" W 25.97 feet;
- 36) Along a curve to the right having a delta angle of 10 degrees 04' 38", R - 2864.80 feet, T - 252.58 feet, Ch. Brg. - S 43 degrees 55' 01" E, Ch. - 503.21 feet along the centerline of S.R. 39 an arc distance of 503.86 feet to a point, witnessed by an iron pin set S 37 degrees 29' 16" W 32.23 feet;
- 37) S 37 degrees 29' 16" W 165.00 feet along Dean Franklin Engel's (Deed vol. 222 page 260) west line to an iron pin set;
- 38) S 37 degrees 30' 44" E 136.60 feet along said Engel's south line to an iron pin set;
- 39) N 37 degrees 29' 16" E 165.00 feet along said Engel's east line to a point in the center of S.R. 39, witnessed by an iron pin set S 37 degrees 29' 16" W 35.50 feet;
- 40) Along a curve to the right having a delta angle of 02 degrees 33' 13", R - 2864.80 feet, T - 63.85 feet, Ch. Brg. - S 34 degrees 52' 10" E, Ch. - 127.67 feet along the centerline of S.R. 39 an arc distance of 127.68 feet to a point;
- 41) S 33 degrees 35' 01" E 296.26 feet along the centerline of S.R. 39 to a point, witnessed by a 5/8 inch rebar found S 50 degrees 05' 37" W 44.25 feet;
- 42) S 50 degrees 05' 37" W 165.63 feet (passing into said Lot 25) along William Jr. and Mary A. Yoder's (Deed vol. 186 page 644) west line to a 5/8 inch rebar found;
- 43) S 29 degrees 59' 19" W 399.81 feet along said William Jr. and Mary A. Yoder's west line to a 5/8 inch rebar found on Darryl D. and Beverly Raber's (Deed vol. 264 page 543) west line to a 5/8 inch rebar found;
- 44) S 47 degrees 43' 09" W 181.59 feet along said Raber's west line to a 5/8 inch rebar found;
- 45) S 33 degrees 40' 35" E 642.07 feet along said Raber and Holmes County Flea Market, LLC's (O.R. vol. 207 page 2734) south line to a 5/8 inch rebar found;
- 46) S 42 degrees 25' 38" W 145.35 feet along said Holmes County Flea Market, LLC's south line to a 1/2 inch pinchtap found;
- 47) S 47 degrees 44' 35" E 115.50 feet along said Holmes County Flea Market, LLC's south line and along Wayne J. Beachy, Trustee and Amanda Beachy, Trustee' (O.R. vol. 161 page 333) west line to a 5/8 inch rebar found;
- 48) S 04 degrees 18' 48" W 245.52 feet along said Beachy, Trustees' west line to a 5/8 inch rebar found;
- 49) N 89 degrees 18' 11" W 771.46 feet along Aden G. and Sarah Ann Troyer's (Deed vol. 278 page 988) north line to an iron pin set on the lot line;
- 50) S 01 degrees 32' 34" W 162.36 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 149.585 acres, but subject to all highways and easements of record.

Containing 25.437 acres in Outlot 5, 10.459 acres in the northeast quarter of Section 15, 22.805 acres in Lot 25, 3.437 acres in Lot 39 and 87.447 acres in Lot 40.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

See Holmes County Plat Book 2, page 577 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
March 1, 2019



Aaron L. Gerber P.S. 8379



Parcel Number: 0100107001

FILE DESCRIPTION
Holmes County Map Office
3/28/2019