



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 45.526 Acres

Being a part of the Southwest, Southeast, Northeast, Northwest Quarters of Section 20, Knox Township, T-19 N, R-15 W, Holmes County, Ohio, also known as part of the lands conveyed to Elma L. Orr, trustee in O.R. Vol. 49 Page 454 (PPN 1000632000, PPN 1000627000).

Described as follows:

Commencing at a 1/2 inch pipe found marking the southwest corner of the northeast quarter of the southwest quarter of section 20 being the TRUE PLACE OF BEGINNING,

Thence with the following **FIFTY THREE (53) COURSES;**

1. **N 01 degrees 26'36" W a distance of 526.93 feet** along the east line of October Hill Camplot Owners' Association (Deed Vol. 216 Page 875) to an iron pin set;
2. **thence with a curve turning to the right with a delta angle of 07 degrees 11'46", with a radius of 784.93 feet, with a chord bearing of S 86 degrees 19'01" E, with a chord length of 98.52 feet, with an arc length of 98.58 feet** along the south line of Wally Highland Development Phase 1 (Plat Vol. 2A Page 147) to a point witnessed by a 3/4 inch pipe found S 85 degrees 34'02" E a distance of 3.91 feet;
3. **S 82 degrees 43'07" E a distance of 70.27 feet** along the south line of said Wally Highland Development Phase 1 to a point witnessed by a 3/4 inch pipe found S 87 degrees 08'08" E a distance of 4.24 feet;
4. **thence with a curve turning to the left with a delta angle of 21 degrees 49'50", with a radius of 690.87 feet, with a chord bearing of N 86 degrees 21'58" E, with a chord length of 261.64 feet, with an arc length of 263.23 feet** along the south line of said Wally Highland Development Phase 1 to a 1/2 inch rebar found;

5. **N 75 degrees 25'15" E a distance of 172.37 feet** along the south line of said Wally Highland Development Phase 1 to an iron pin set;
6. **thence with a curve turning to the left with a delta angle of 264 degrees 41'05", with a radius of 230.00 feet, with a chord bearing of N 14 degrees 34'45" W, with a chord length of 340.00 feet, with an arc length of 1062.51 feet** along the east line of said Wally Highland Development Phase 1 to a point;
7. **S 75 degrees 25'15" W a distance of 172.37 feet** along the north line of said Wally Highland Development Phase 1 to a 3/4 pipe found passing over a 5/8 inch rebar found at a distance of 12.31 feet;
8. **thence with a curve turning to the right with a delta angle of 21 degrees 49'50", with a radius of 350.87 feet, with a chord bearing of S 86 degrees 23'44" W, with a chord length of 132.88 feet, with an arc length of 133.69 feet** along the north line of said Wally Highland Development Phase 1 to a 3/4 pipe found;
9. **N 82 degrees 43'07" W a distance of 70.09 feet** along the north line of said Wally Highland Development Phase 1 to a point witnessed by a 3/4 inch pipe found N 82 degrees 40'03" W a distance of 13.83 feet;
10. **thence with a curve turning to the left with a delta angle of 07 degrees 39'30", with a radius of 1124.93 feet, with a chord bearing of N 86 degrees 32'53" W, with a chord length of 150.25 feet, with an arc length of 150.36 feet** along the north line of said Wally Highland Development Phase 1 to a 5/8 inch rebar found capped "Baker";
11. **N 01 degrees 26'36" W a distance of 220.97 feet** along the east line of said October Hill Camplot Owners' Association to a 5/8 inch rebar found capped "Baker";
12. **N 62 degrees 48'20" E a distance of 194.20 feet** along the south line of said October Hill Camplot Owners' Association and Valley Drive to a point;
13. **thence with a curve turning to the left with a delta angle of 14 degrees 24'40", with a radius of 500.00 feet, with a chord bearing of N 55 degrees 36'00" E, with a chord length of 125.43 feet, with an arc length of 125.76 feet** along the south line of said October Hill Camplot Owners' Association and Valley Drive to a point;

14. **N 48 degrees 23'40" E a distance of 211.98 feet** along the south line of said October Hill Camplot Owners' Association and Valley Drive to a point;
15. **thence with a curve turning to the left with a delta angle of 14 degrees 04'02", with a radius of 840.00 feet, with a chord bearing of N 41 degrees 21'39" E, with a chord length of 205.72 feet, with an arc length of 206.24 feet** along the south line of said October Hill Camplot Owners' Association and Valley Drive to a point;
16. **N 34 degrees 19'38" E a distance of 28.37 feet** along the south line of said October Hill Camplot Owners' Association and Valley Drive to a point;
17. **thence with a curve turning to the left with a delta angle of 16 degrees 03'07", with a radius of 740.00 feet, with a chord bearing of N 26 degrees 18'05" E, with a chord length of 206.64 feet, with an arc length of 207.32 feet** along the south line of said October Hill Camplot Owners' Association and Valley Drive to a point;
18. **N 18 degrees 16'31" E a distance of 79.30 feet** along the south line of said October Hill Camplot Owners' Association and Valley Drive to a point;
19. **thence with a curve turning to the right with a delta angle of 56 degrees 59'54", with a radius of 340.00 feet, with a chord bearing of N 46 degrees 46'28" E, with a chord length of 324.46 feet, with an arc length of 338.23 feet** along the south line of said October Hill Camplot Owners' Association and Valley Drive to a point;
20. **N 75 degrees 16'25" E a distance of 205.79 feet** along the south line of said October Hill Camplot Owners' Association and Valley Drive to a point;
21. **thence with a curve turning to the right with a delta angle of 46 degrees 42'22", with a radius of 200.00 feet, with a chord bearing of S 81 degrees 22'24" E, with a chord length of 158.56 feet, with an arc length of 163.04 feet** along the south line of said October Hill Camplot Owners' Association and Valley Drive to a point;
22. **S 58 degrees 01'13" E a distance of 47.16 feet** along the south line of said October Hill Camplot Owners' Association and Valley Drive to a point;

- 23. thence with a curve turning to the right with a delta angle of 29 degrees 55'19", with a radius of 200.00 feet, with a chord bearing of S 43 degrees 03'34" E, with a chord length of 103.26 feet, with an arc length of 104.45 feet along the south line of said October Hill Camplot Owners' Association and Valley Drive to a point;**
- 24. S 28 degrees 05'54" E a distance of 69.71 feet along the south line of said October Hill Camplot Owners' Association and Valley Drive to a point;**
- 25. thence with a curve turning to the left with a delta angle of 13 degrees 08'23", with a radius of 880.00 feet, with a chord bearing of S 34 degrees 40'05" E, with a chord length of 201.37 feet, with an arc length of 201.81 feet along the south line of said October Hill Camplot Owners' Association and Valley Drive to a point;**
- 26. S 41 degrees 14'17" E a distance of 234.32 feet along the south line of said October Hill Camplot Owners' Association and Valley Drive to a point;**
- 27. thence with a curve turning to the left with a delta angle of 19 degrees 25'57", with a radius of 245.99 feet, with a chord bearing of S 50 degrees 57'15" E, with a chord length of 83.03 feet, with an arc length of 83.43 feet along the south line of said October Hill Camplot Owners' Association and Valley Drive to a point on the west right of way line of County Road 23 (Wally Road), County of Holmes (Deed Vol. 113 Page 507) witnessed by an iron pin set N 75 degrees 14'03" E a distance of 15.27 feet;**
- 28. thence with a curve turning to the right with a delta angle of 00 degrees 24'47", with a radius of 1915.46 feet, with a chord bearing of S 12 degrees 12'08" W, with a chord length of 13.81 feet, with an arc length of 13.81 feet along the west line of said west right of way line of County Road 23 (Wally Road), County of Holmes to a 5/8 inch rebar found capped "Galbraith";**
- 29. S 12 degrees 24'32" W a distance of 8.21 feet along the west line of said west right of way line of County Road 23 (Wally Road), County of Holmes to a point;**
- 30. N 77 degrees 32'23" W a distance of 36.94 feet through the lands of said Elma L. Orr, trustee and along the centerline of a 50 foot easement (O.R. Vol. 250 Page 6210) to a point;**
- 31. N 48 degrees 15'24" W a distance of 158.07 feet through the lands of said Elma L. Orr, trustee and along the centerline of a 50 foot easement to a point;**

32. **N 38 degrees 48'57" W a distance of 230.96 feet** through the lands of said Elma L. Orr, trustee and along the centerline of a 50 foot easement to a point;
33. **N 33 degrees 33'59" W a distance of 113.87 feet** through the lands of said Elma L. Orr, trustee and along the centerline of a 50 foot easement to a point;
34. **N 69 degrees 52'45" W a distance of 92.81 feet** through the lands of said Elma L. Orr, trustee and along the centerline of a 50 foot easement to a point;
35. **S 64 degrees 24'32" W a distance of 304.70 feet** along the south line of Michael E. See Sr. (O.R. Vol. 250 Page 6210) to a 5/8 inch rebar found;
36. **N 05 degrees 32'31" W a distance of 160.80 feet** along the west line of said Michael E. See Sr. to a 5/8 inch rebar found;
37. **N 59 degrees 16'39" E a distance of 209.27 feet** along the north line of said Michael E. See Sr. to a 5/8 inch rebar found;
38. **S 58 degrees 35'30" E a distance of 202.43 feet** along the east line of said Michael E. See Sr. to a 5/8 inch rebar found;
39. **S 64 degrees 24'32" W a distance of 69.11 feet** along the south line of said Michael E. See Sr. to a point;
40. **S 69 degrees 52'45" E a distance of 92.81 feet** through the lands of said Elma L. Orr, trustee and along the centerline of a 50 foot easement to a point;
41. **S 33 degrees 33'59" E a distance of 113.87 feet** through the lands of said Elma L. Orr, trustee and along the centerline of a 50 foot easement to a point;
42. **S 38 degrees 48'57" E a distance of 230.96 feet** through the lands of said Elma L. Orr, trustee and along the centerline of a 50 foot easement to a point;
43. **S 48 degrees 15'24" E a distance of 158.07 feet** through the lands of said Elma L. Orr, trustee and along the centerline of a 50 foot easement to a point;
44. **S 77 degrees 32'23" E a distance of 36.94 feet** through the lands of said Elma L. Orr, trustee and along the centerline of a 50 foot easement to a point on the west line of said west right of way line of County Road 23 (Wally Road), County of Holmes;

45. **S 12 degrees 24'32" W a distance of 27.98 feet** along the west line of said west right of way line of County Road 23 (Wally Road), County of Holmes to a 5/8 inch rebar found;
46. **N 73 degrees 42'02" W a distance of 43.64 feet** through the lands of said Elma L. Orr, trustee to a 5/8 inch rebar found capped "Baker";
47. **N 48 degrees 14'32" W a distance of 139.00 feet** through the lands of said Elma L. Orr, trustee a 5/8 inch rebar found capped "Galbraith";
48. **S 14 degrees 36'15" W a distance of 1050.85 feet** through the lands of said Elma L. Orr, trustee to an iron pin set;
49. **S 06 degrees 24'13" W a distance of 289.00 feet** through the lands of said Elma L. Orr, trustee to a point;
50. **N 74 degrees 45'52" W a distance of 123.59 feet** through the lands of said Elma L. Orr, trustee to a 5/8 inch rebar found capped "Galbraith";
51. **S 21 degrees 25'02" W a distance of 120.69 feet** through the lands of said Elma L. Orr, trustee to a 5/8 inch rebar found capped "Galbraith";
52. **S 06 degrees 17'48" W a distance of 112.39 feet** through the lands of said Elma L. Orr, trustee to a 5/8 inch rebar found capped "Galbraith";
53. **S 85 degrees 49'40" W a distance of 1118.59 feet** along the north line of Carol M. Simcak, trustee (Deed Vol. 276 Page 739) and the quarter- quarter section line to the TRUE PLACE OF BEGINNING.

This parcel contains 45.526 acres and is subject to all highways, restrictions, and easements of record. Containing 29.647 acres in the southwest quarter of section 20, 2.459 acres in the southeast quarter of section 20, 3.316 acres in the northeast Quarter of Section 20, and 10.104 acres in the northwest Quarter of Section 20 .

Also, subject to a 50 foot easement recorded in O.R. Vol. 250 Page 6210.

All iron pins set are 5/8 inch rebars with plastic identification "Galbraith 8703"

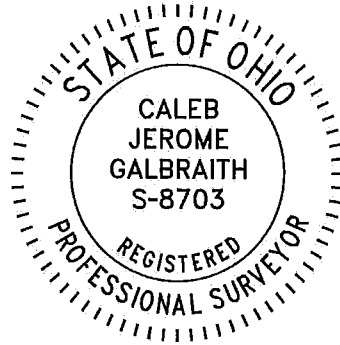
Basis of Bearings Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83, Geoid 12B.

For survey see Plat Book Vol. 2 Page 606

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on July 24, 2020.



Parcel Number: 1000632004



FILE DESCRIPTION
Holmes County Map Office
10/15/2020

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