

## LEGAL DESCRIPTION

**For: Capital Growth Buchalter**  
**Re: Proposed Parcel 'B', 15.757 Acres Total**  
**Date: September 09, 2020**

Situated in the Township of Knox, County of Holmes, and State of Ohio, Known as being a part of the northwest quarter of Section 19, Township 17 North, Range 14 West, and being part of lands conveyed to John E. Gingerich & Susan W. Gingerich, Trustees (PID:11-00062-000) by deed recorded O.R. 206 Pg. 2732 of the Holmes County Records, bounded and described as follows:

Beginning at a mag nail set marking the northwest corner of the northwest quarter of Section 19, thence South  $00^{\circ}29'42''$  East, a distance of 66.77 feet to a mag nail set on the centerline of State Route 39/60 (variable width public right-of-way), thence along said centerline South  $76^{\circ}44'28''$  East, a distance of 416.67 feet to a mag nail set, and said mag nail being the True Place of Beginning for the parcel herein described;

Thence along the centerline of S.R. 39/60 for the next two courses;

South  $76^{\circ}44'28''$  East, a distance of 111.75 feet to a mag nail set;

Thence along a curve to the left, having a delta of  $20^{\circ}59'03''$ , a radius of 1000.00 feet, an arc length of 366.24, and a chord of South  $87^{\circ}14'00''$  East, a distance of 364.20 feet, to a mag nail set;

Thence leaving said centerline and continuing along the lands, now or formerly, of Chester E. Woods Jr. & Jayne M. Butler (PID: 11-00062-001) recorded by O.R. 148, Pg. 484 of the Holmes County Records records, for the next three courses;

South  $03^{\circ}53'19''$  East, a distance of 212.18 feet to a  $5/8''$  iron pin, capped "Baker 6938", and crossing a  $5/8''$  iron pin, capped "Baker 6938" at 25.62 feet;

South  $15^{\circ}31'53''$  West, a distance of 244.39 feet to a  $5/8''$  iron pin, capped "Baker 6938";

North  $83^{\circ}58'34''$  East, a distance of 206.53 feet to a mag nail set in the centerline of Township Road 219 (60' wide public right-of-way), and crossing over a  $5/8''$  iron pin, capped "Baker 6938" at 194.24 feet;

Thence along said centerline South  $05^{\circ}20'22''$  East, a distance of 573.83 feet to a railroad spike found;

Thence along the north line of lands, now or formerly, of Michele C. Anderson, George A. Anderson, & Elsa G. Anderson (PID: 11-00324-000) as recorded by O.R. 271, Pg. 728 of the Holmes County Records records, South  $89^{\circ}22'02''$  West, a distance of 866.28 feet to a  $5/8''$  iron pin, capped "Baker 6938", and crossing a  $5/8''$  iron pin, capped "Baker 6938" at 38.67 feet;

Thence along the east line of lands, now or formerly, of the Nashville Fire Department (PID: 11-00062-002) as recorded by O.R. 196, Pg. 1542 of the Holmes County Recorders records, North 00°29'42" West, a distance of 592.80 feet to a pin set;

Thence traversing across the lands of John E. Gingerich & Susan W. Gingerich, Trustees (PID: 11-00062-000) as recorded by O.R. 206 Pg. 2732 of the Holmes County Recorders records, for the next two courses;

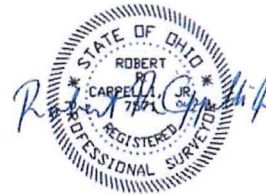
North 89°30'18" East, a distance of 195.00 feet to a pin set;

North 00°29'42" East, a distance of 455.16 feet to a mag nail set, and the True Place of Beginning of the parcel herein described and passing over a pin set at 424.27 feet.

The above described tract of land contains 15.757 Acres of land (0.724 Acres in the R/W), more or less, and subjected to all easements and Rights-of-Way if any, as surveyed and determined in June of 2020 by Robert R. Cappelli, P.S. No. 7571 of BL Companies, all pins set are a number five bar with ID Cap "BL 7571". The basis of bearings is referred to the ODOT Virtual Reference System, Ohio State Plane Coordinate System, North Zone, NAD83 (2011).

Survey recorded in Plat Vol. 2 Pg. 614

Parcel Number: 1100062004



**FILE DESCRIPTION**

Holmes County Map Office  
2/21/2021