

Description 16.979 acre parcel

Being part of Lot 6, Third Quarter, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Paul R. Beachy, Co-Trustee and Erma A. Beachy, Co-Trustee in Official Record vol. 273 page 5713, PN 2600345003.

Described as follows:

Commencing at a 1/2 inch pipe found on the Berlin Township line marking the southwest corner of Lot 6, thence S 88 degrees 35' 01" E 1649.82 feet along the lot line to a point, thence N 01 degrees 35' 13" E 38.28 feet along Stamark Company, Ltd.'s (O.R. 185 page 2848) east line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following TWELVE (12) COURSES:

- 1) N 01 degrees 35' 13" E 906.98 feet along said Stamark Company, Ltd.'s (O.R. 185 page 2848 and O.R. 240 page 1464) east line to a 5/8 inch rebar found;
- 2) N 86 degrees 56' 32" E 210.05 feet along Edward A. Kline and Adah Kline's (D.V. 202 page 428 and D.V. 220 page 25) south line to a 5/8 inch rebar found;
- 3) N 24 degrees 24' 00" E 68.19 feet along said Kline's (O.R. 273 page 2709) east line to a 5/8 inch rebar found;
- 4) N 04 degrees 17' 07" W 13.35 feet along said Kline's (O.R. 273 page 2709) east line to a 5/8 inch rebar found;
- 5) N 61 degrees 12' 47" W 25.48 feet along said Kline's (O.R. 273 page 2709) east line to a 5/8 inch rebar found;
- 6) N 07 degrees 43' 32" W 64.34 feet along said Kline's (O.R. 273 page 2709) east line to a 5/8 inch rebar found;
- 7) N 00 degrees 09' 55" E 116.21 feet along said Kline's (O.R. 273 page 2709) east line to a point on Lamar D. Hershberger and Karen Hershberger's (O.R. 264 page 7465) south line and in S.R. 39, witnessed by a 5/8 inch rebar found S 00 degrees 09' 55" W 36.68 feet;
- 8) N 86 degrees 15' 35" E 510.07 feet along said Hershberger's south line and along S.R. 39 to a point, witnessed by an iron pin set S 01 degrees 22' 26" W 28.62 feet;
- 9) S 01 degrees 22' 26" W 1010.75 feet through the lands of said Beachy to an iron pin set;
- 10) N 88 degrees 09' 59" W 254.98 feet through the lands of said Beachy to an iron pin set;
- 11) S 01 degrees 35' 13" W 226.48 feet through the lands of said Beachy to an iron pin set;
- 12) N 88 degrees 44' 57" W 455.13 feet through the lands of said Beachy to the TRUE POINT OF BEGINNING.

This parcel contains 16.979 acres but subject to all highways and easements of record.

This parcel is subject to a 20 foot secondary easement for the purpose of ingress and egress, further described as follows:

Being part of Lot 6, Third Quarter, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Paul R. Beachy, Co-Trustee and Erma A. Beachy, Co-Trustee in Official Record vol. 273 page 5713, PN 2600345003.

Commencing at a 1/2 inch pipe found on the Berlin Township line marking the southwest corner of Lot 6, thence S 88 degrees 35' 01" E 1649.82 feet along the lot line to a point, thence N 01 degrees 35' 13" E 945.26 feet along Stamark Company, Ltd.'s (O.R. 185

page 2848 and O.R. 240 page 1464) east line to a 5/8 inch rebar found, thence N 86 degrees 56' 32" E 210.05 feet along Edward A. Kline and Adah Kline's (D.V. 202 page 428 and D.V. 220 page 25) south line to a 5/8 inch rebar found, thence N 24 degrees 24' 00" E 68.19 feet along said Kline's (O.R. 273 page 5709) east line to a 5/8 inch rebar found, thence N 04 degrees 17' 07" W 13.35 feet along said Kline's (O.R. 273 page 5709) east line to a 5/8 inch rebar found, thence N 61 degrees 12' 47" W 25.48 feet along said Kline's (O.R. 273 page 5709) east line to a 5/8 inch rebar found, thence N 07 degrees 43' 32" W 64.34 feet along said Kline's (O.R. 273 page 5709) east line to a 5/8 inch rebar found, thence N 00 degrees 09' 55" E 116.21 feet along said Kline's (O.R. 273 page 5709) east line to a point on Lamar D. Hershberger and Karen Hershberger's (O.R. 264 page 7465) south line and in S.R. 39, thence N 86 degrees 15' 35" E 216.75 feet along said Hershberger's south line and along S.R. 39 to a point the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES along the centerline of a 20 foot secondary easement:

- 1) S 06 degrees 03' 39" E 228.00 feet through the lands of said Beachy to a point;
- 2) S 19 degrees 06' 54" E 82.00 feet through the lands of said Beachy to a point;
- 3) S 07 degrees 21' 52" E 39.00 feet through the lands of said Beachy to a point;
- 4) S 00 degrees 27' 43" E 51.00 feet through the lands of said Beachy to a point;
- 5) S 02 degrees 25' 49" W 590.38 feet through the lands of said Beachy to a point on the north line of a 51.568 acre parcel and THERE ENDS.


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 4974 for survey.

This survey made and description prepared from a survey made November 30, 2021 by Aaron L. Gerber, P.S. 8379.

Updated Adjoiner Names - February 2, 2023

  
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Aaron L. Gerber P.S. 8379



Parcel Number: 2600345009

**FILE DESCRIPTION**  
Holmes County Map Office  
4/14/2023

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