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# Bair, Goodie and Associates, Inc.

CONSULTING ENGINEERS AND SURVEYORS

FRANK E. BAIR, P.S.  
JOHN M. PELTZ, P.E.  
DANIEL L. SMALLWOOD, P.E.  
KAYNE TOUKONEN, P.S.

*Main Office*  
153 NORTH BROADWAY  
NEW PHILADELPHIA, OHIO 44663

PHONE: 330-343-3499  
FAX: 330-343-9505  
E-MAIL: BairGoodie@  
WEB: BairGoodie.com

April 2, 2024

## DESCRIPTION OF A 3.392 ACRE TRACT

Situated in the Township of Walnut Creek, County of Holmes, and State of Ohio.

Located in the Southeast Quarter of Section 24, T-9N, R-4W, and being part of the land as conveyed to Berlin Mineral Company as recorded in Deed Volume 238 at Page 597 (Parcel No. 2600787000) of the Holmes County Records and being more fully described as follows:

COMMENCING at a 5/8-inch rebar (found) at the northeast corner of the Southeast Quarter of Section 24 and the northeast corner of the above referenced Berlin Mineral Company parcel;

THENCE with the north line of the Southeast Quarter of Section 24 and the north line of said Berlin Mineral Company parcel, North 88 deg. 22 min. 39 sec. West, 408.31 feet to a point in the center of a creek and the PLACE OF BEGINNING of the tract herein to be described, said point being South 88 deg. 22 min. 39 sec. East, 53.00 feet from an iron pin in concrete monument (set);

THENCE from said BEGINNING, leaving the north line of said quarter section and with a line of new division passing through said Berlin Mineral Company parcel, South 67 deg. 45 min. 05 sec. West, 908.45 feet (passing through an iron pin in concrete monument (set) at 36.00 feet and at 826.00 feet) to a 1-inch mag nail (set) in Township Road 422, on the east line of a parcel as conveyed to Richard J. Troyer and Elaine Troyer (Official Record 237, Page 2373), and the west line of said Berlin Mineral Company parcel;


THENCE along Township Road 422, with the east line of said Troyer parcel and the west line of said Berlin Mineral Company parcel, North 05 deg. 49 min. 27 sec. East, 368.62 feet to a 5/8-inch rebar (found) on the north line of the Southeast Quarter of Section 24, at an easterly corner of said Troyer parcel, and a northwest corner of said Berlin Mineral Company parcel;

THENCE leaving said road, with the north line of said quarter section and the north line of said Berlin Mineral Company parcel, South 88 deg. 22 min. 39 sec. East, 803.73 feet (passing

through a 5/8-inch rebar (found) at 11.74 feet and passing through an iron pin in concrete monument (set) at 750.73 feet to the PLACE OF BEGINNING, containing 3.392 acres, more or less, but subject to all legal highways, rights-of-way, and easements.

Bearings are oriented to the State Plane Coordinate System: Ohio North Zone (3401); Horizontal Datum: (NAD83) (2011). Concrete monuments indicated (set) have within them a 5/8-inch iron bar (30-inches in length) with a yellow plastic cap stamped "Bair & Goodie." Date of Survey: April 2, 2024. Plat and description of survey represents the minimum standards for boundary surveys in the State of Ohio as published in chapter 4733-37 of the Ohio Administration Code. Plat and description of survey prepared by Brian D. Berkshire, Professional Surveyor No. 8777.

Survey recorded in Holmes County Plat Book 19, Page 5440.



  
Brian D. Berkshire  
Professional Surveyor #8777

Parcel Number: 2600787001

**FILE DESCRIPTION**  
Holmes County Map Office  
11/26/2024

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