

Description 98.055 acre parcel

Being part of the northeast and northwest quarters of Section 25, T-20 N, R-15 W, Washington Township, Holmes County, Ohio, also known as part of the lands conveyed to Triple B of Lakeville, Ltd. in Deed vol. 279 page 925, PN 2800008001 and PN 2800008000.

Described as follows:

Beginning at a 5/8 inch rebar found marking the southeast corner of the northwest quarter of Section 25 the TRUE POINT OF BEGINNING.

thence with the following FORTY-FIVE (45) COURSES:

- 1) N 00 degrees 20' 31" W 1375.98 feet along the quarter section line to a 5/8 inch rebar found;
- 2) N 89 degrees 14' 14" W 186.87 feet along Roy A. Leid's (O.R. 286 page 6649) north line to a point in S.R. 226, witnessed by a 5/8 inch rebar found S 89 degrees 14' 14" E 29.27 feet;
- 3) N 49 degrees 06' 12" E 156.04 feet along Lynette D. Schemrich's (O.R. 238 page 907) east line and along S.R. 226 to a point;
- 4) N 60 degrees 03' 32" E 106.38 feet (passing into the northeast quarter of Section 25) along Albert D. May's (D.V. 204 page 519 and O.R. 78 page 198) south line and along S.R. 226 to a point;
- 5) N 58 degrees 24' 20" E 457.05 feet along Cheryl L. Purdy and David D. Becker's (O.R. 267 page 2392) south line to a point, witnessed by a 1/2 inch pinchtap found N 30 degrees 53' 05" W 25.53 feet;
- 6) N 30 degrees 53' 05" W 228.26 feet along said Purdy and Becker's east line to a 5/8 inch rebar found;
- 7) N 77 degrees 48' 09" E 172.89 feet along said Purdy and Becker's south line to a 5/8 inch rebar found;
- 8) N 07 degrees 20' 25" W 194.48 feet along said Purdy and Becker's east line to a 5/8 inch rebar found;
- 9) S 89 degrees 52' 23" W 427.17 feet along said Purdy and Becker's north line to a point in the center of T.R. 479, witnessed by a 5/8 inch rebar found N 89 degrees 52' 23" E 14.50 feet;
- 10) S 00 degrees 56' 25" E 256.68 feet along the centerline of T.R. 479 to a point, witnessed by an iron pin set S 89 degrees 05' 49" W 19.97 feet;
- 11) S 89 degrees 05' 49" W 173.79 feet (passing into the northwest quarter of Section 25) along said May's north line to an iron pin set;
- 12) S 10 degrees 55' 11" E 354.56 feet along said May's west line to a 5/8 inch rebar found;
- 13) N 74 degrees 24' 15" W 608.91 feet along said Schemrich's north line to a point, witnessed by an iron pin set S 05 degrees 26' 32" W 20.00 feet;
- 14) S 05 degrees 26' 32" W 369.93 feet along said Schemrich's west line to a 5/8 inch rebar found on John S. Swarey's (O.R. 282 page 2958) north line;
- 15) N 89 degrees 14' 14" W 623.39 feet along said Swarey's north line to a 3/4 inch pipe found on The Reutter Family Real Estate LLC's (O.R. 246 page 3789 and O.R. 253 page 1161) east line;
- 16) N 01 degree 05' 06" W 1344.91 feet along said The Reutter Family Real Estate, LLC's east line to an iron pin set on the Wayne County line and on the section line;
- 17) S 89 degrees 13' 30" E 1352.50 feet along the Wayne County line and along the section line to a 5/8 inch rebar found in T.R. 479 marking the northeast corner of the northwest quarter of Section 25, witnessed by an iron pin set N 89 degrees 13' 30" W

- 9.45 feet, also witnessed by a 5/8 inch rebar found S 89 degrees 12' 10" E 30.33 feet;
- 18) S 89 degrees 12' 10" E 1334.50 feet along the Wayne County line and along the section line to a 5/8 inch rebar found;
 - 19) S 00 degrees 22' 07" E 231.00 feet (passing into the northeast quarter of Section 25) along L & C Rental Properties, Ltd. (O.R. 264 page 847) west line to a point in S.R. 226, witnessed by a 5/8 inch rebar found N 00 degrees 22' 07" W 29.82 feet;
 - 20) N 69 degrees 23' 48" E 632.94 feet along said L & C Rental Properties, Ltd.'s south line and along S.R. 226 to a 5/8 inch rebar found on the Wayne County line and on the section line;
 - 21) S 89 degrees 12' 10" E 56.19 feet along the Wayne County line and along the section line to a 5/8 inch rebar found;
 - 22) S 19 degrees 27' 04" E 944.02 feet along Timothy A. Yoder and Roselyn M. Yoder's (O.R. 279 page 6637) west line to a 5/8 inch rebar found on Consolidated Rail Corporation's (D.V. 203 page 456) north line;
 - 23) Along a curve to the left having a delta angle of 00 degrees 28' 35", R – 5800.65 feet, T – 24.12 feet, Ch. Brg. – S 64 degrees 56' 09" W, Ch. – 48.23 feet along said Consolidated Rail Corporation's north line an arc distance of 48.23 feet to an iron pin set;
 - 24) N 25 degrees 18' 09" W 20.00 feet along said Consolidated Rail Corporation's east line to an iron pin set;
 - 25) Along a curve to the left having a delta angle of 02 degrees 04' 02", R – 5820.65 feet, T – 105.01 feet, Ch. Brg. – S 63 degrees 39' 51" W, Ch. – 209.99 feet along said Consolidated Rail Corporation's north line an arc distance of 210.00 feet to an iron pin set;
 - 26) S 27 degrees 22' 10" E 20.00 feet along said Consolidated Rail Corporation's west line to an iron pin set;
 - 27) Along a curve to the left having a delta angle of 05 degrees 13' 21", R – 5800.65 feet, T – 264.55 feet, Ch. Brg. – S 60 degrees 01' 09" W, Ch. – 528.55 feet along said Consolidated Rail Corporation's north line an arc distance of 528.73 feet to an iron pin set;
 - 28) Along a curve to the left having a delta angle of 01 degree 17' 38", R – 3652.10 feet, T – 41.24 feet, Ch. Brg. – S 56 degrees 45' 40" W, Ch. – 82.47 feet along said Consolidated Rail Corporation's north line an arc distance of 82.47 feet to an iron pin set;
 - 29) N 88 degrees 55' 53" W 214.59 feet along O'Dell's Lake Property Owners Association's (O.R. 253 page 4483) north line to a 5/8 inch rebar found;
 - 30) N 26 degrees 42' 30" W 856.92 feet through the lands of said Triple B of Lakeville, Ltd. to a point in the center of S.R. 226, witnessed by an iron pin set S 26 degrees 42' 30" E 30.08 feet;
 - 31) S 52 degrees 12' 55" W 376.00 feet along the centerline of S.R. 226 to a point, witnessed by a 5/8 inch rebar found S 06 degrees 05' 32" W 80.89 feet;
 - 32) S 56 degrees 52' 55" W 138.38 feet along the centerline of S.R. 226 to a point, witnessed by a 5/8 inch rebar found S 25 degrees 33' 38" E 17.63 feet;
 - 33) S 25 degrees 33' 38" E 112.71 feet along said Triple B of Lakeville, Ltd.'s (O.R. 190 page 3161) west line to a 5/8 inch rebar found;
 - 34) S 09 degrees 52' 11" E 250.74 feet along said Triple B of Lakeville, Ltd.'s (O.R. 190 page 3161) west line to an iron pin set;
 - 35) S 26 degrees 08' 56" E 233.05 feet along said Triple B of Lakeville, Ltd.'s (O.R. 190 page 3161) west line to a 5/8 inch rebar found;
 - 36) S 57 degrees 17' 00" W 212.18 feet along said Triple B of Lakeville, Ltd.'s (O.R. 190 page 3161) north line to a 5/8 inch rebar found;

- 37) N 36 degrees 52' 57" W 128.67 feet along said Triple B of Lakeville, Ltd.'s (O.R. 190 page 3161) east line to an iron pin set;
- 38) S 64 degrees 55' 56" W 242.64 feet along said Triple B of Lakeville, Ltd.'s (O.R. 190 page 3161) north line to a 5/8 inch rebar found;
- 39) S 00 degrees 03' 27" W 89.22 feet along said Triple B of Lakeville, Ltd.'s (O.R. 190 page 3161) west line to a 5/8 inch rebar found;
- 40) S 43 degrees 47' 40" E 253.18 feet along said Triple B of Lakeville, Ltd.'s (O.R. 190 page 3161) west line to a 5/8 inch rebar found;
- 41) S 29 degrees 20' 45" E 294.00 feet along said Triple B of Lakeville, Ltd.'s (O.R. 190 page 3161) west line to an iron pin set;
- 42) S 49 degrees 06' 20" E 128.37 feet along said Triple B of Lakeville, Ltd.'s (O.R. 190 page 3161) west line to a 5/8 inch rebar found on said Consolidated Rail Corporation's west line;
- 43) S 37 degrees 11' 05" W 679.00 feet along said Consolidated Rail Corporation's west line to an iron pin set;
- 44) Along a curve to the right having a delta angle of 00 degrees 14' 22", R – 4445.35 feet, T – 9.29 feet, Ch. Brg. – S 37 degrees 18' 15" W, Ch. – 18.57 feet along said Consolidated Rail Corporation's west line an arc distance of 18.57 feet to an iron pin set on the quarter section line;
- 45) S 89 degrees 17' 35" W 225.27 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 98.055 acres, but subject to all highways and easements of record. Containing 61.732 acres in the northeast quarter of Section 25 and 36.323 acres in the northwest quarter of Section 25.

This parcel must always be conveyed with the 5.656 acre parcel unless other access is provided to the 5.656 acre parcel.

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, 2011 adjustment.

See Holmes County Plat Book 19, page 5193 for survey.
 This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
 December 13, 2023



 Aaron L. Gerber P.S. 8379



Parcel Number: 2800008009

FILE DESCRIPTION
 Holmes County Map Office
 1/9/2024