

Description 106.976 acre parcel

Being a part of Lots 1 and 2, First Quarter, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as part of the lands conveyed to Holmes County Board of Commissioners in Official Record vol. 267 page 6672, PN 0600930001.

Described as follows:

Beginning at a 5/8 inch rebar found marking the southeast corner of Lot 2 the TRUE POINT OF BEGINNING.

thence with the following TWENTY (20) COURSES:

- 1) N 88 degrees 30' 41" W 2533.97 feet along the lot line to a 5/8 inch rebar found marking the southwest corner of Lot 2;
- 2) N 01 degrees 29' 54" E 526.44 feet along the lot line to a 5/8 inch rebar found;
- 3) N 58 degrees 39' 59" E 618.95 feet along Justin Lee Troyer and Martha N. Troyer's (O.R. 265 page 3860) south line to a 5/8 inch rebar in a 1 inch pipe found;
- 4) N 15 degrees 38' 59" E 182.00 feet along said Troyer's east line to a 5/8 inch rebar found;
- 5) N 21 degrees 08' 12" E 240.78 feet along said Troyer's east line to a 5/8 inch rebar found on the Prairie Township line and on the lot line;
- 6) S 88 degrees 24' 07" E 1280.13 feet along the Prairie Township line and along the lot line to a point;
- 7) S 38 degrees 59' 31" E 252.41 feet through the lands of said Holmes County Board of Commissioners to an iron pin set;
- 8) S 31 degrees 24' 30" E 608.23 feet through the lands of said Holmes County Board of Commissioners to an iron pin set;
- 9) N 76 degrees 40' 23" E 568.59 feet (passing into Lot 1) through the lands of said Holmes County Board of Commissioners to an iron pin set;
- 10) S 67 degrees 15' 27" E 727.53 feet through the lands of said Holmes County Board of Commissioners to an iron pin set;
- 11) N 13 degrees 32' 18" E 581.52 feet through the lands of said Holmes County Board of Commissioners to an iron pin set;
- 12) N 25 degrees 34' 55" E 272.30 feet through the lands of said Holmes County Board of Commissioners to a point on the Prairie Township line and on the lot line;
- 13) S 88 degrees 24' 07" E 1261.81 feet along the Prairie Township line and along the lot line to a R.R. spike set in T.R. 326 marking the northeast corner of Lot 1;
- 14) S 01 degrees 23' 44" W 920.57 feet along the lot line and along T.R. 326 to a point, witnessed by an iron pin set N 73 degrees 57' 47" W 33.04 feet;
- 15) N 73 degrees 57' 47" W 878.53 feet through the lands of said Holmes County Board of Commissioners to an iron pin set;
- 16) S 86 degrees 45' 36" W 153.25 feet through the lands of said Holmes County Board of Commissioners to an iron pin set;
- 17) S 29 degrees 17' 33" W 314.20 feet through the lands of said Holmes County Board of Commissioners to an iron pin set;
- 18) S 74 degrees 17' 07" E 309.37 feet through the lands of said Holmes County Board of Commissioners to an iron pin set;
- 19) S 01 degrees 23' 44" W 190.10 feet through the lands of said Holmes County Board of Commissioners to an iron pin set on the lot line;

20) N 88 degrees 30' 41" W 1760.23 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 106.976 acres, but subject to all highways and easements of record.

Containing 46.365 acres in Lot 1 and 60.611 acres in Lot 2.

This parcel is subject to a 50 foot easement for the purpose of ingress, egress and general utilities, and further described as follows:

Being a part of Lot 1, First Quarter, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as part of the lands conveyed to Holmes County Board of Commissioners in Official Record vol. 267 page 6672, PN 0600930001.

Commencing at a R.R. spike set marking the northeast corner of Lot 1, thence S 01 degrees 23' 44" W 258.13 feet along the lot line and along T.R. 326 to a mag nail set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES along the centerline of said 50 foot easement:

- 1) N 77 degrees 03' 36" W 514.50 feet through the lands of said Holmes County Board of Commissioners to an iron pin set;
- 2) S 87 degrees 57' 59" W 340.00 feet through the lands of said Holmes County Board of Commissioners to an iron pin set;
- 3) S 77 degrees 42' 54" W 325.00 feet through the lands of said Holmes County Board of Commissioners to an iron pin set;
- 4) N 70 degrees 47' 43" W 200.00 feet through the lands of said Holmes County Board of Commissioners to an iron pin set 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 2, page 603 for survey.

This survey made and description prepared by Aaron L. Gerber, P.S. 8379.

April 27, 2020


Aaron L. Gerber P.S. 8379



Parcel Number: 0600930004

FILE DESCRIPTION
Holmes County Map Office
9/14/2020

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