

Description 40.341 acre parcel

Being a part of Lot 5, Third Quarter, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as part of the lands conveyed to Wolfgang P. Miggiani and Lori A. Miggiani in Official Record vol. 260 page 472, PN 0600964002.

Described as follows:

Commencing at a stone found marking the southwest corner of Lot 5, thence S 88 degrees 04' 52" E 769.91 feet along the lot line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following TWENTY-TWO (22) COURSES:

- 1) N 01 degrees 46' 43" E 963.18 feet along the east line of IRA Services Trust Company CFBO Wolfgang Miggiani IRA Account No. 108583 (O.R. 262 page 6879) to a 5/8 inch rebar found;
- 2) N 44 degrees 33' 08" W 434.66 feet along said IRA Services Trust Company's north line to a 5/8 inch rebar found;
- 3) N 05 degrees 56' 42" E 224.87 feet along said IRA Services Trust Company's east line to a 5/8 inch rebar found;
- 4) S 80 degrees 42' 31" W 201.65 feet along said IRA Services Trust Company's north line to a 5/8 inch rebar found;
- 5) S 17 degrees 53' 46" W 199.42 feet along said IRA Services Trust Company's west line to a 5/8 inch rebar found;
- 6) N 78 degrees 43' 59" W 216.03 feet along said IRA Services Trust Company's north line to a point on the lot line and in C.R. 400, witnessed by a 5/8 inch rebar found S 78 degrees 43' 59" E 10.88 feet;
- 7) N 01 degrees 46' 43" E 103.47 feet along the lot line and along C.R. 400 to a point, witnessed by a 5/8 inch rebar found S 81 degrees 06' 46" E 17.84 feet;
- 8) S 81 degrees 06' 46" E 50.30 feet along Clarence W. White and Debra K. White's (O.R. 260 page 491) south line to a 5/8 inch rebar found;
- 9) S 12 degrees 18' 04" E 59.07 feet along said White's southerly line to a 5/8 inch rebar found;
- 10) S 78 degrees 43' 59" E 114.69 feet along said White's south line to a 5/8 inch rebar found;
- 11) N 17 degrees 53' 46" E 185.42 feet along said White's east line to a point, witnessed by an iron pin set N 80 degrees 42' 31" E 14.96 feet;
- 12) N 80 degrees 42' 31" E 275.74 feet through the lands of said Miggiani to an iron pin set;
- 13) N 56 degrees 31' 43" E 258.00 feet through the lands of said Miggiani to an iron pin set;
- 14) N 25 degrees 34' 58" E 264.38 feet through the lands of said Miggiani to a point in a creek, witnessed by an iron pin set S 25 degrees 34' 58" W 13.24 feet;
- 15) S 68 degrees 13' 03" E 135.89 feet through the lands of said Miggiani and along a creek to a point, witnessed by an iron pin set S 02 degrees 47' 24" E 17.48 feet;
- 16) N 76 degrees 27' 33" E 94.13 feet through the lands of said Miggiani and along a creek to a point, witnessed by an iron pin set S 14 degrees 03' 53" W 20.93 feet;
- 17) S 74 degrees 44' 40" E 132.25 feet through the lands of said Miggiani and along a creek to a point, witnessed by an iron pin set S 39 degrees 04' 33" W 49.14 feet;
- 18) S 36 degrees 58' 02" E 119.61 feet through the lands of said Miggiani and along a creek to a point, witnessed by an iron pin set S 53 degrees 08' 36" W 27.11 feet;

- 19) S 70 degrees 43' 58" E 217.65 feet through the lands of said Miggiani and along a creek to a point, witnessed by a 5/8 inch rebar found S 04 degrees 37' 49" W 3.14 feet;
- 20) S 88 degrees 03' 42" E 177.00 feet along Albert Yoder and Ruth Yoder's (O.R. 264 page 3819) south line to a 5/8 inch rebar found on Edward E. Balder, Trustee's (O.R. 266 page 6409) west line;
- 21) S 01 degrees 56' 49" W 1726.29 feet along said Balder's west line to a 5/8 inch rebar found on the lot line;
- 22) N 88 degrees 04' 52" W 853.95 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 40.341 acres, but subject to all highways and easements of record.

This parcel is subject to an existing 50 foot secondary easement recorded in Plat vol. 19 page 3369.

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 4287 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
November 20, 2020



Donald C. Baker

P.S. 6938



Parcel Number: 0600964004

FILE DESCRIPTION

Holmes County Map Office
2/1/2021