

Description 1.233 acre parcel

Being part of Outlot 106 in the Village of Millersburg, situated in the northeast quarter of Section 19, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Kathy F. Schlabach, Trustee in Official Record vol. 259 page 5875, PN 0700283000 and PN 0700284000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of the northeast quarter of Section 19, thence N 88 degrees 13' 57" W 1139.40 feet along the quarter section line to a 5/8 inch rebar found, thence N 00 degrees 00' 53" E 500.80 feet along Village of Millersburg's (D.V. 254 page 327) west line to a concrete monument found the TRUE POINT OF BEGINNING.

thence with the following SIXTEEN (16) COURSES:

- 1) S 67 degrees 50' 30" W 195.24 feet along said Schlabach's (PN 0700645000) north line to an iron pin set;
- 2) N 89 degrees 32' 42" W 154.69 feet along said Schlabach's (PN 0700645000) north line to a 1 1/4 inch pipe found;
- 3) N 85 degrees 42' 30" W 343.00 feet along said Schlabach's (PN 0700645000) north line to a 3/4 inch rod found;
- 4) N 89 degrees 43' 32" W 75.54 feet along Magna Ram, Ltd.'s (O.R. 250 page 6512) north line to a 5/8 inch rebar found;
- 5) N 75 degrees 06' 48" W 147.59 feet along Atomic Holdings, LLC's (O.R. 278 page 3406) north line to a 5/8 inch rebar found;
- 6) N 80 degrees 00' 05" W 147.02 feet along said Atomic Holdings, LLC's north line and along Tim Staley, Kerry L. Staley, Trustee, Laura L. Staley, Trustee, Phyllis Joanne Staley, Co-Trustee, and Gary Joe Staley, Co-Trustee's (O.R. 97 page 151, O.R. 226 page 2663, and O.R. 256 page 3189) north line to an iron pin set;
- 7) N 10 degrees 17' 33" W 61.98 feet along the State of Ohio's (D.V. 232 page 628) east line to an iron pin set;
- 8) S 84 degrees 43' 36" E 58.31 feet along Mast Rentals, LLC's (O.R. 265 page 3682) south line to an iron pin set;
- 9) S 78 degrees 19' 56" E 231.52 feet along said Mast Rentals, LLC's (O.R. 265 page 3682 and O.R. 252 page 4923) south line to an iron pin set;
- 10) S 88 degrees 33' 55" E 76.54 feet along said Mast Rentals, LLC's (O.R. 252 page 4923) south line to a 5/8 inch rebar found;
- 11) S 02 degrees 27' 10" E 28.52 feet along said Mast Rentals, LLC's (O.R. 250 page 5724) west line to a 1/2 inch rod found;
- 12) N 87 degrees 13' 04" E 91.15 feet along said Mast Rentals, LLC's (O.R. 250 page 5724) south line to a 1/2 inch pipe found;
- 13) S 84 degrees 56' 44" E 288.30 feet along said Mast Rentals, LLC's (O.R. 250 page 5724) south line to a 1/2 inch pipe found;
- 14) N 87 degrees 59' 40" E 199.58 feet along said Mast Rentals, LLC's (O.R. 250 page 5724) south line to a 1 1/4 inch pipe found;
- 15) N 00 degrees 48' 56" W 16.95 feet along said Mast Rentals, LLC's (O.R. 250 page 5724) east line to an iron pin set;
- 16) N 89 degrees 11' 15" E 111.62 feet along the south line of a gap area to the TRUE POINT OF BEGINNING.

This parcel contains 1.233 acres, but subject to all highways and easements of record.

This parcel is subject to an existing 20 foot easement originally recorded in Plat vol. 6 page 55, further described as follows:

Being part of Outlot 106 in the Village of Millersburg, situated in the northeast quarter of Section 19, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Kathy F. Schlabach, Trustee in Official Record vol. 259 page 5875, PN 0700284000.

Commencing at a 5/8 inch rebar found marking the southeast corner of the northeast quarter of Section 19, thence N 88 degrees 13' 57" W 1139.40 feet along the quarter section line to a 5/8 inch rebar found, thence N 00 degrees 00' 53" E 500.80 feet along Village of Millersburg's (D.V. 254 page 327) west line to a concrete monument found, thence S 89 degrees 11' 15" W 111.62 feet along the south line of a gap area to an iron pin set, thence S 00 degrees 48' 56" E 16.95 feet along Mast Rentals, LLC's (O.R. 250 page 5724) east line to a 1 1/4 inch pipe found, thence S 87 degrees 59' 40" W 199.58 feet along said Mast Rentals, LLC's south line to a 1/2 inch pipe found, thence N 84 degrees 56' 44" W 288.30 feet along said Mast Rentals, LLC's south line to a 1/2 inch pipe found, thence S 87 degrees 13' 04" W 91.15 feet along said Mast Rentals, LLC's south line to a 1/2 inch rod found, thence N 02 degrees 27' 10" W 18.50 feet along said Mast Rentals, LLC's west line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES along the centerline of a 20 foot easement:

- 1) N 88 degrees 33' 55" W 78.11 feet through the lands of said Schlabach to an iron pin set;
- 2) N 78 degrees 19' 56" W 231.86 feet through the lands of said Schlabach to a R.R. spike found;
- 3) N 84 degrees 43' 36" W 54.97 feet through the lands of said Schlabach to an iron pin set on the State of Ohio's (D.V. 232 page 628) east line 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, 2011 adjustment.

See Holmes County Plat Book 19, page 5004 for survey.

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

May 4, 2023

Aaron L. Gerber

P.S. 8379



Parcel Number: 0700284002

FILE DESCRIPTION

Holmes County Map Office

5/22/2023

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