

Description 0.466 acre parcel

Being a part of Outlots 7 & 11 of the Village of Millersburg, Hardy Township, S.W. Qtr. Section 11, T-9 N, R-7 W, Holmes County, Ohio, also known as a part of the lands conveyed to Mark Taylor in Official Record vol. 250 page 6825 and Official Record vol. 250 page 6829, PN 0700480000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of said Outlot 7, thence S 89 degrees 16' 37" E 341.88 feet along the outlot line to an iron pin set on the east line of Taylor Alley the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) N 74 degrees 14' 26" E 54.40 feet through the lands of said Taylor to an iron pin set;
- 2) S 82 degrees 02' 42" E 122.60 feet through the lands of said Taylor to a 1 inch rod found on the outlot line;
- 3) S 16 degrees 52' 30" E 53.02 feet along Ruby Baird's (O.R. vol. 258 page 1688) west line to a 1 inch pipe found on Leslie A. Roach and Robin S. Roach's (O.R. vol. 249 page 3246) north line;
- 4) S 67 degrees 04' 11" W 85.02 feet along said Roach's north line to a 1 inch square tube found;
- 5) S 56 degrees 07' 00" W 85.00 feet along said Roach's north line to a 1 inch square tube found;
- 6) S 47 degrees 17' 03" W 58.78 feet along said Roach's north line to an iron pin set on the east line of Taylor Alley;
- 7) N 00 degrees 57' 18" E 173.34 feet along the east line of Taylor Alley to the TRUE POINT OF BEGINNING.

This parcel contains 0.466 acres, but subject to all highways and easements of record. Containing 0.435 acres in Outlot 7 and 0.031 acres in Outlot 11.

The above described 0.466 acre parcel is subject to an existing driveway easement recorded in Deed vol. 131 page 221.

The above described 0.466 acre parcel is subject to a 16 foot easement for the purpose of ingress, egress and general utilities and further described as follows:

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Commencing at a 5/8 inch rebar found marking the northwest corner of said Outlot 7, thence S 89 degrees 16' 37" E 341.88 feet along the outlot line to an iron pin set on the east line of Taylor Alley, thence S 00 degrees 57' 18" W 162.28 feet along the east line of Taylor Alley to a point the TRUE POINT OF BEGINNING.

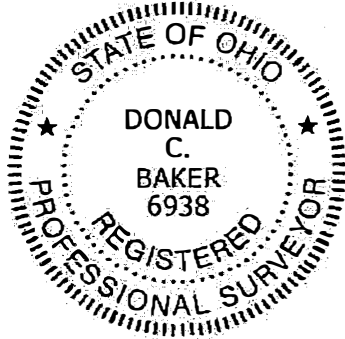
thence with the following FIVE (5) COURSES along the centerline of said 16 foot easement:

- 1) N 47 degrees 17' 03" E 51.76 feet to a point;
- 2) N 56 degrees 07' 00" E 86.38 feet to a point;
- 3) N 63 degrees 21' 34" E 51.33 feet to a point;
- 4) N 34 degrees 39' 04" E 35.21 feet to a point;
- 5) N 16 degrees 52' 30" W 27.20 feet to a point on the north line of the above described 0.466 acre parcel and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Bearings from Plat vol. 6 page 82.

See Holmes County Plat Book 19, page 3987 for survey.
This survey made and description prepared by Donald C. Baker P.S. 6938,
November 24, 2015
Revised December 9, 2019


Donald C. Baker P.S. 6938



Parcel Number: 0700480002

FILE DESCRIPTION
Holmes County Map Office
1/23/2020

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