

Description 0.713 acre parcel

Being part of Outlot 35 in the Village of Millersburg, situated in Lot 47, First Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Saltcreek Properties LLC in Official Record vol. 273 page 7256, PN 0700697000.

Described as follows:

Beginning at point at the corner of Wooster Road aka S.R. 83 and a 20 foot alley aka Walnut Alley marking the southwest corner of Outlot 35 the TRUE POINT OF BEGINNING, witnessed by a 1 inch by 1/2 inch iron bar found S 88 degrees 00' 00" E 14.93 feet.

thence with the following SIX (6) COURSES:

- 1) N 18 degrees 12' 30" W 116.92 feet along the east line of Wooster Road aka S.R. 83 and along the outlot line to a point, witnessed by an iron pin set S 88 degrees 00' 00" E 28.36 feet;
- 2) S 88 degrees 00' 00" E 95.58 feet through the lands of said Saltcreek Properties LLC to an iron pin set;
- 3) N 04 degrees 41' 05" W 63.30 feet through the lands of said Saltcreek Properties LLC to an iron pin set;
- 4) S 88 degrees 00' 00" E 136.37 feet through the lands of said Saltcreek Properties LLC to an iron pin set on Trinity Christian Fellowship of Holmes County, Ohio's (O.R. 185 page 722) west line;
- 5) S 00 degrees 55' 18" W 172.63 feet along said Trinity Christian Fellowship of Holmes County, Ohio's west line to a 5/8 inch rebar found on the outlot line and on the north line of a 20 foot alley aka Walnut Alley;
- 6) N 88 degrees 00' 00" W 187.44 feet along the outlot line and along the north line of a 20 foot alley aka Walnut Alley to the TRUE POINT OF BEGINNING.

This parcel contains 0.713 acres, but subject to all highways and easements of record.

The above described 0.713 acre parcel is subject to and granted the use of a 20 foot easement for the purpose of ingress, egress, and general utilities, further described as follows:

Being part of Outlot 35 in the Village of Millersburg, situated in Lot 47, First Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands

conveyed to Saltcreek Properties LLC in Official Record vol. 273 page 7256, PN 0700697000.

Beginning at a 5/8 inch rebar found at the corner of a 17 foot alley aka Short Alley and a 16 foot alley aka Elm Street marking the southwest corner of Lot 584, thence N 88 degrees 00' 00" W 12.86 feet along the south line of a 17 foot alley aka Short Alley to a point the TRUE POINT OF BEGINNING.

thence S 04 degrees 41' 05" E 140.67 feet (passing into Outlot 35) along the centerline of a 20 foot easement and through the lands of said Saltcreek Properties LLC to a point 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 Plat vol. 19 page 498.

See Holmes County Plat Book 19, page 4531 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 14, 2021

Donald C. Baker

P.S. 6938



Parcel Number: 0700697004

FILE DESCRIPTION
Holmes County Map Office
10/26/2021

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