

Description Trails Edge Estates Planned Unit Development – Phase 2
1.416 acres

Being part of Lot 950 in Pleasant View Glass Plant Addition Replat No. 1 (P. 2 page 635) in the Village of Millersburg, situated in Lot 42, First Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Grandview Property Holdings, LLC in Official Record vol. 285 page 2414, PN 0701668017.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of Lot 42, thence S 88 degrees 09' 46" E 411.77 feet along the lot line to a 5/8 inch rebar found, thence along a curve to the left having a delta angle of 01 degree 31' 15", R – 6625.55 feet, T – 87.94 feet, Ch. Brg. – S 03 degrees 49' 35" E, Ch. – 175.86 feet along Samuel M. Steimel and Beth E. Ladrach's (O.R. 263 page 2877) west line and along the west line of Lot 18 in Block 5 of Pleasant View Glass Plant Addition an arc distance of 175.86 feet to a 5/8 inch rebar found, thence S 88 degrees 09' 46" E 270.19 feet along said Steimel and Ladrach's south line and along Steven R. Erb and Judie D. Erb's (O.R. 229 page 2630 and O.R. 223 page 634) south line to a point the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) S 88 degrees 09' 46" E 155.02 feet along said Erb's south line to a 5/8 inch rebar found;
- 2) S 00 degrees 48' 20" W 285.93 feet along Robin's Terrace, Inc.'s (O.R. 206 page 2378) west line and along the west line of Lot 20 in Block 15 of Pleasant View Glass Plant Addition to a point;
- 3) S 89 degrees 56' 07" W 133.67 feet through the lands of said Grandview Property Holdings, LLC and along the north line of Phase 1 Trails Edge Estates Planned Unit Development (Plat vol. 2 page 644) to a point;
- 4) S 00 degrees 41' 29" W 19.50 feet through the lands of said Grandview Property Holdings, LLC and along the west line of said Phase 1 Trails Edge Estates Planned Unit Development to a point;
- 5) S 89 degrees 56' 07" W 117.37 feet through the lands of said Grandview Property Holdings, LLC and along the north line of said Phase 1 Trails Edge Estates Planned Unit Development to a point;
- 6) N 00 degrees 48' 20" E 174.34 feet through the lands of said Grandview Property Holdings, LLC to a point;
- 7) S 87 degrees 56' 24" E 96.00 feet through the lands of said Grandview Property Holdings, LLC to a point;

8) N 00 degrees 48' 20" E 139.80 feet through the lands of said Grandview Property Holdings, LLC to the TRUE POINT OF BEGINNING.

This parcel contains 1.416 acres, but subject to all highways and easements of record.

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 2, page 648 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
May 11, 2023



Aaron L. Gerber

P.S. 8379



Parcel Number: 0701668027

FILE DESCRIPTION
Holmes County Map Office
5/30/2023

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