

September 9, 2019

Revised September 19, 2019

Legal Description
Parcel "A"
Area = 12.4902 Acres

Situated in the Village of Millersburg, Township of Hardy, County of Holmes and the State of Ohio, and known as being part of the Northwest Quarter of Section 20 of said Township of Hardy (T-9N, R-7W), also known as being part of Lot 1052 of The Villas at Fire Ridge Allotment as recorded in Plat Book 19, Page 1665 of the Holmes County Records, and also known as being a part of lands now or formerly owned by Fire Ridge Land Company, LLC., as recorded in O.R. 206, Page 1475 of the Holmes County Records and more fully described as follows;

Beginning at a 5/8" capped rebar (GBC Design, Inc.) set at the southerly right-of-way line of Glen Drive (width varies) as dedicated in O.R. 20-599, Plat 16-922 with the westerly right-of-way line of Port Washington Road, (T.R. 312), (60' Right-of-Way), point being the northeast corner of said Lot 1052, said point being the True Place of Beginning for the parcel of land herein described in the following fifteen (15) courses:

1. Thence S 26°41'31" E, along the westerly right-of-way line of said Port Washington Road (T.R. 312), a distance of 194.29 feet to a 5/8" capped rebar (GBC Design, Inc.) set;
2. Thence S 30°50'59" E, continuing along the westerly right-of-way line of said Port Washington Road (T.R. 312), a distance of 168.91 feet to a 5/8" capped rebar (GBC Design, Inc.) set;
3. Thence S 31°37'05" E, continuing along the westerly right-of-way line of said Port Washington Road (T.R. 312) a distance of 466.55 feet to a 5/8" capped rebar (GBC Design, Inc.) set;
4. Thence S 66°53'42" W, along the northerly line of lands now or formerly owned by Green Hills LLC., as recorded in O.R. 185, Page 2699 of the Holmes County Records, passing over a 5/8" capped rebar (6088) found at 3.2 feet, a distance of 212.37 feet to a point (witnessed by a 5/8" capped rebar (6088) found at 0.22' W);
5. Thence N 62°09'18" W, continuing along the northerly line of said Green Hills lands, a distance of 639.55 feet to a 5/8" capped rebar (6088) found;
6. Thence S 77°55'33" W, continuing along the northerly line of said Green Hills lands, a distance of 257.56 feet to a 5/8" capped rebar (6088) found;
7. Thence N 86°41'04" W, continuing along the northerly line of said Green Hills lands, a distance of 32.29 feet to a 5/8" capped rebar (GBC Design, Inc.) set;
8. Thence N 03°18'56" E, along the easterly line of the Villas at Fire Ridge Condominium First Amendment (Phase 2) as recorded in O.R. 238, Page 302 and platted in Plat Book 19, Page 2132 of the Holmes County Records, a distance of 104.33 feet to a 5/8" capped rebar (6088) set;
9. Thence N 86°41'04" W, along the northerly line of the said Villas at Fire Ridge Condominium First Amendment (Phase 2), a distance of 34.67 feet to a 5/8" capped rebar (6088) set;

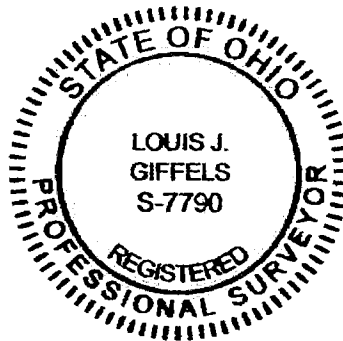
10. Thence N 03°18'56" E, along the easterly line of The Villas at Fire Ridge Condominium (Phase 1) as recorded in O.R. 217, Page 1419 and platted in Plat Book 19, Page 1666 of the Holmes County Records and also along the easterly line of the Villas at Fire Ridge Condominium Second Amendment (Phase 3) as recorded in O.R. 247, Page 6518 and platted in Plat Book 19, Page 2426 of the Holmes County Records, a distance of 132.45 feet to a 5/8" capped rebar (GBC Design, Inc.) set;
11. Thence N 44°03'06" W, along the northerly line of said The Villas at Fire Ridge Condominium Second Amendment (Phase 3) and also along the northerly line of the Villas at Fire Ridge Condominium (Phase 1) as recorded in O.R. 217, Page 1419 and platted in Plat Book 19, Page 1666 of the Holmes County Records, a distance of 137.32 feet to a 5/8" capped rebar (GBC Design, Inc.) set;
12. Thence N 07°12'36" W, along an easterly line of said The Villas at Fire Ridge Condominium Fourth Amendment (Phase 5), as recorded in O.R. 253, Page 7017 and platted in Plat Book 19, Page 2827 of the Holmes County Records, a distance of 27.31 feet to a 5/8" capped rebar (GBC Design, Inc.) set;
13. Thence N 42°56'01" W, along an easterly line of said The Villas at Fire Ridge Condominium Fourth Amendment (Phase 5), a distance of 82.48 feet to a 5/8" capped rebar (6088) found;
14. Thence, along the southerly right-of-way line of said Glen Drive, along the arc of a circle curving to the right, having a central angle of 44°33'32", a radius of 469.77 feet, a tangent of 192.47 feet, a chord of 356.20 feet, a chord bearing of N 68°13'40" E, and an arc length of 365.34 feet to a 5/8" capped rebar (6088) found at a point of tangency;
15. Thence S 89°29'35" E, continuing along the southerly line of said Glen Drive, a distance of 471.68 feet to The True Place of Beginning, and containing 12.4902 Acres of land more or less, as surveyed in June, 2019 by Louis J. Giffels, Registered Surveyor No. 7790, with GBC Design, Inc., but subject to all legal highways and any restrictions, reservations or easements of record.

*Basis of Bearing for this legal description is the Plat of The Villas at Fire Ridge Allotment as recorded in Plat Book 19, Page 1665 of the Holmes County Records.



Louis J. Giffels, P.S., Reg. No. 7790

Survey recorded in Plat Vol. 2, Pg. 586.



FILE DESCRIPTION
Holmes County Map Office
9/23/2019

Parcel Number: 0701758004

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