

Description 2.099 acre parcel

Being part of Lot 12, Fourth Quarter, Monroe Township, T-9 N, R-8 W, Holmes County, Ohio, also known as part of the lands conveyed to Shelar Properties IV, LLC in Official Record vol. 276 page 74, PN 1400095009.

Described as follows:

Beginning at a R.R. spike found at the intersection of C.R. 314, C.R. 400 and T.R. 301 marking the northeast corner of Lot 12 the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 02 degrees 01' 41" W 409.66 feet along the lot line and along C.R. 400 to a point, witnessed by a 5/8 inch rebar found N 87 degrees 38' 33" W 18.66 feet;
- 2) N 87 degrees 38' 33" W 223.19 feet along said Shelar Properties IV, LLC's (PN 1400095008) north line to an iron pin set;
- 3) N 02 degrees 01' 41" E 409.66 feet through the lands of said Shelar Properties IV, LLC to a point on the lot line and in C.R. 314, witnessed by an iron pin set S 02 degrees 01' 41" W 22.00 feet;
- 4) S 87 degrees 38' 33" E 223.19 feet along the lot line and along C.R. 314 to the TRUE POINT OF BEGINNING.

This parcel contains 2.099 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 Plat vol. 19 page 4140.

See Holmes County Plat Book 19, page 4353 for survey.  
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.  
February 24, 2021

  
\_\_\_\_\_  
Aaron L. Gerber P.S. 8379



Parcel Number: 1400095014

FILE DESCRIPTION  
Holmes County Map Office  
4/1/2021