

Description 4.628 acre parcel

Being part of the northeast quarter of Section 9, T-14 N, R-12 W, Salt Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Paul A. Stutzman, Trustee and Ella A. Stutzman, Trustee in Official Record vol. 225 page 1447, PN 3400485000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of the northeast quarter of Section 9, thence N 00 degrees 00' 21" W 939.89 feet along the quarter section line to a 5/8 inch rebar found, thence N 88 degrees 53' 23" E 1142.30 feet along Matthew P. Stutzman and Dawnette F. Stutzman's (O.R. 270 page 4541) south line to a point in the center of C.R. 201, thence S 32 degrees 35' 43" E 58.63 feet along the centerline of C.R. 201 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 88 degrees 53' 23" E 23.65 feet.

thence with the following NINE (9) COURSES:

- 1) N 88 degrees 53' 23" E 329.04 feet through the lands of said Stutzman to an iron pin set;
- 2) S 01 degree 07' 09" E 100.00 feet along said Stutzman's (PN 3400507000) west line to an iron pin set;
- 3) N 88 degrees 53' 23" E 185.00 feet along said Stutzman's (PN 3400507000) south line to a 1/2 inch pinchtap found;
- 4) N 01 degree 07' 09" W 150.00 feet along said Stutzman's (PN 3400507000) east line to an iron pin set on Holmes Land Investments, LLC's (O.R. 269 page 2927) south line;
- 5) N 88 degrees 53' 23" E 117.24 feet along said Holmes Land Investments, LLC's south line and along Weaver Real Estate Holdings, Ltd.'s (O.R. 269 page 2272) south line to an iron pin set, witnessed by a 5/8 inch rebar found S 00 degrees 57' 19" W 2.39 feet;
- 6) S 00 degrees 57' 19" W 465.69 feet along said Weaver Real Estate Holdings, Ltd.'s (O.R. 7 page 469) west line to a mag nail set;
- 7) S 80 degrees 27' 05" W 333.01 feet along said Weaver Real Estate Holdings, Ltd.'s (O.R. 7 page 469 and O.R. 170 page 44) north line to a 5/8 inch rebar found in the center of C.R. 201, witnessed by an iron pin set N 80 degrees 27' 05" E 76.49 feet;
- 8) N 32 degrees 47' 55" W 179.34 feet along the centerline of C.R. 201 to a R.R. spike found;
- 9) N 32 degrees 35' 43" W 365.46 feet along the centerline of C.R. 201 to the TRUE POINT OF BEGINNING.

This parcel contains 4.628 acres, but subject to all highways and easements of record.

This parcel is subject to an existing 50 foot easement recorded in Plat vol. 12 page 344.


Grant of Septic Easement:

Declarant hereby grants and declares the existence of a perpetual, non-exclusive easement for the benefit of the 1.032 acre parcel, on, over, under, through and across the 4.628 acre parcel for the purpose of constructing, operating, maintaining, repairing and replacing the Septic System, including, without limitation, the right to discharge septic effluent from the Septic System.

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 19, page 5212 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379,
October 10, 2023



Aaron L. Gerber P.S. 8379



Parcel Number: 3400485002

FILE DESCRIPTION
Holmes County Map Office
2/1/2024

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