

Description 0.047 acre parcel

Being part of Lot 14, First Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio, also being part of Lot 28 of Legacy Ridge Subdivision Replat No. 1 (Plat vol. 19 page 3547), also known as part of the lands conveyed to Anderson Safe Properties, Ltd. in Official Record vol. 178 page 2144 and Official Record vol. 223 page 69, PN 0100201066.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of Lot 14, thence S 02 degrees 04' 29" W 655.38 feet along the lot line to a 5/8 inch rebar found, thence S 86 degrees 39' 46" E 1401.95 feet along John L. Hochstetler, Trustee (O.R. 182 page 3085) and Anna Mae Hochstetler, Trustee's (O.R. 182 page 3087) south line to a 5/8 inch rebar found, thence S 02 degrees 03' 01" W 404.98 feet along Paul H. Hochstetler, Ada J. Hochstetler, and Alvin S. Hochstetler's (O.R. 249 page 2137) west line to a 5/8 inch rebar found, thence S 31 degrees 29' 27" E 259.85 feet along said Hochstetler's west line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES:

- 1) S 54 degrees 01' 28" W 220.35 feet along the north line of Lot 27 of said Legacy Ridge Subdivision Replat No. 1 and along Zachary T. Lee and Sarah C. Lee's (O.R. 279 page 5019) north line to a point on the east line of T.R. 396 aka Legacy Ridge and on The Holmes County Board of Commissioners' (O.R. 258 page 731) east line, witnessed by an iron pin set N 54 degrees 01' 28" E 19.21 feet;
- 2) Along a curve to the left having a delta angle of 02 degrees 47' 16", R – 385.00 feet, T – 9.37 feet, Ch. Brg. – N 38 degrees 15' 45" W, Ch. – 18.73 feet along the east line of T.R. 396 aka Legacy Ridge and along said The Holmes County Board of Commissioners' east line an arc distance of 18.73 feet to a 5/8 inch rebar found;
- 3) N 58 degrees 51' 47" E 221.88 feet through the lands of said Anderson Safe Properties, Ltd. to the TRUE POINT OF BEGINNING.

This parcel contains 0.047 acres, but subject to all highways and easements of record. To go to adjoiner.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Plat vol. 2 page 553.

See Holmes County Plat Book 19, page 5652 for survey.

This survey made and description prepared by Aaron L. Gerber, P.S. 8379.

May 29, 2025

Aaron L. Gerber

P.S. 8379



PPN: 0100201070

