

Description 0.369 acre parcel

Being a part of Out Lot 106 of the Village of Millersburg and situated in the northeast quarter of Section 19, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as lands conveyed to Tim Staley, Kerry L. Staley, Trustee, Laura L. Staley, Trustee, Phyllis Joanne Staley, Co-Trustee and Gary Joe Staley, Co-Trustee in O.R. 97 page 151, O.R. 226 page 2663 and O.R. 256 page 3189, PN 0701434000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the south east corner of the northeast quarter of Section 19, thence N 88 degrees 13' 57" W 1139.40 feet along the quarter section line to a 5/8 inch rebar found, thence N 00 degrees 00' 53" E 350.23 feet along Village of Millersburg's (D.V. 254 page 327) west line to a 5/8 inch rebar found, thence S 87 degrees 23' 08" W 1012.74 feet along the north line of Logsdon Avenue and along the south line of MDS Properties Wooster, LLC (O.R. 287 page 4764), Magna Ram, Ltd. (O.R. 250 page 6512) and Atomic Holdings, LLC's (O.R. 278 page 3406) to a mag nail found on the east line of S. Washington St. (50') aka U.S. 62 & S.R. 83, thence N 09 degrees 47' 23" W 70.00 feet along said Atomic Holdings, LLC's west line and along the east line of S. Washington St. (50') aka U.S. 62 & S.R. 83 to a mag nail set the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

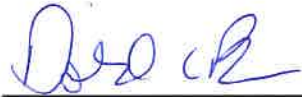
- 1) N 09 degrees 47' 23" W 110.39 feet along the east line of S. Washington St. (50') aka U.S. 62 & S.R. 83 to a mag nail set;
- 2) N 79 degrees 42' 27" E 8.30 feet along State of Ohio's (D.V. 232 page 626) south line to a mag nail set;
- 3) N 10 degrees 17' 33" W 35.15 feet along said State of Ohio's east line to a 5/8 inch rebar found;
- 4) S 80 degrees 00' 05" E 131.03 feet along said MDS Properties Wooster, LLC's south line to a 5/8 inch rebar found;
- 5) S 10 degrees 18' 38" E 100.00 feet along said Atomic Holdings, LLC's west line to a 5/8 inch rebar found;
- 6) S 79 degrees 39' 57" W 132.20 feet along said Atomic Holdings, LLC's north line to the TRUE POINT OF BEGINNING.

This parcel contains 0.369 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 19, page 5703 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
September 10, 2025



Donald C. Baker P.S. 6938



PPN: 0701434002

FILE DESCRIPTION
Holmes County Map Office
11/19/2025