

Description 0.598 acre parcel

Being part of Lots 2 and 3 of the subdivision of Ingles Land (Plat vol. 1 page 292) in the Village of Millersburg, situated in the northeast quarter of Section 19, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Dylan J. Kaufman and Jacqueline M. Kaufman in Official Record vol. 290 page 1333, PN 0701645000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of Lot 905 of First Rustic Acres Subdivision (Plat vol. 2 page 149) the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) S 03 degrees 07' 08" W 235.34 feet along the west line of Lot 905 of said First Rustic Acres Subdivision and along Ezra Day and Mary Day's (O.R. 288 page 978) west line to a concrete monument found;
- 2) N 53 degrees 15' 26" W 172.98 feet along the north line of Outlot 106 and along Mast Rentals' (O.R. 250 page 5724) north line and along Thomas A. Fair, Co-Trustee and Elaine M. Fair, Co-Trustee's (O.R. 177 page 3049) north line to a 5/8 inch rebar found;
- 3) N 04 degrees 14' 38" W 100.85 feet along said Fair's (O.R. 167 page 582) east line to an iron pin set;
- 4) N 72 degrees 53' 54" E 114.82 feet through the lands of said Kaufman to a concrete monument found marking the southwest corner of Lot 904 of said First Rustic Acres Subdivision;
- 5) S 86 degrees 42' 24" E 49.22 feet along the south line of Lot 904 of said First Rustic Acres Subdivision and along Grant A. Hay and Felicia R. Hay's (O.R. 290 page 1684) south line to the TRUE POINT OF BEGINNING.

This parcel contains 0.598 acres, but subject to all highways and easements of record. Containing 0.561 acres in Lot 2 and 0.037 acres in Lot 3.

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

Basis of bearings from Plat vol. 12 page 421.

See Holmes County Plat Book 19, page 5474 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379,
November 8, 2024

Aaron L. Gerber

P.S. 8379



PPN: 0701645001

