

Description Trails Edge Estates Planned Unit Development – Phase 3  
1.137 acres

Being part of Lot 950 in Pleasant View Glass Plant Addition Replat No. 1 (P. 2 page 635) in the Village of Millersburg, situated in Lot 42, First Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Grandview Property Holdings, LLC in Official Record vol. 285 page 4628, PN 0701668028.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of Lot 42, thence S 88 degrees 09' 46" E 411.77 feet along the lot line to a 5/8 inch rebar found, thence along a curve to the left having a delta angle of 01 degree 31' 15", R – 6625.55 feet, T – 87.94 feet, Ch. Brg. – S 03 degrees 49' 35" E, Ch. – 175.86 feet along Beth E. Ladrach and Rhonda P. Steimel, Trustee's (O.R. 263 page 2877, O.R. 286 page 4723, and O.R. 287 page 4713) west line and along the west line of Lot 18 in Block 5 of Pleasant View Glass Plant Addition an arc distance of 175.86 feet to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) S 88 degrees 09' 46" E 270.19 feet along said Ladrach and Steimel's south line and along Steven R. Erb and Judie D. Erb's (O.R. 229 page 2630 and O.R. 223 page 634) south line to a point;
- 2) S 00 degrees 48' 20" W 139.80 feet through the lands of said Grandview Property Holdings, LLC and along the west line of Phase 2 Trails Edge Estates Planned Unit Development (Plat vol. 2 page 648) to a point;
- 3) N 87 degrees 56' 24" W 356.21 feet through the lands of said Grandview Property Holdings, LLC and partly along the north line of said Phase 2 Trails Edge Estates Planned Unit Development to a point;
- 4) N 00 degrees 48' 20" E 138.41 feet through the lands of said Grandview Property Holdings, LLC to a point;
- 5) S 88 degrees 09' 46" E 86.00 feet through the lands of said Grandview Property Holdings, LLC to the TRUE POINT OF BEGINNING.

This parcel contains 1.137 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 2, page 662 for survey.  
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.  
July 1, 2024

*AL*

Aaron L. Gerber P.S. 8379



Parcel Number: 0701668039

