

Description Trails Edge Estates Planned Unit Development – Phase 4C
0.357 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. 289 page 2850, PN 0701668040.

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 Grandview Property Holdings, LLC's (O.R. 290 page 1608) 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 a 5/8 inch rebar found, thence N 88 degrees 09' 46" W 86.00 feet through the lands of Grandview Property Holdings, LLC (O.R. 289 page 2850) and along the north line of Phase 3 Trails Edge Estates Planned Unit Development (Plat vol. 2 page 662) to a point, thence S 00 degrees 48' 20" W 138.41 feet through the lands of said Grandview Property Holdings, LLC and along the west line of said Phase 3 Trails Edge Estates Planned Unit Development to a point in Sycamore Lane, thence S 87 degrees 56' 24" E 125.53 feet through the lands of said Grandview Property Holdings, LLC and along the south line of said Phase 3 Trails Edge Estates Planned Unit Development and along Sycamore Lane to a point, thence S 87 degrees 56' 24" E 134.68 feet through the lands of said Grandview Property Holdings, LLC and along the south line of said Phase 3 Trails Edge Estates Planned Unit Development and along Sycamore Lane to a point, thence S 00 degrees 48' 20" W 349.84 feet along Grandview Property Holdings, LLC's (O.R. 285 page 4628 and O.R. 285 page 2414) west line and along the west line of Phase 2 Trails Edge Estates Planned Unit Development (Plat vol. 2 page 648) and along the west line of Phase 1 Trails Edge Estates Planned Unit Development (Plat vol. 2 page 644) to a point in the center of Sill Street the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) N 89 degrees 56' 07" E 76.00 feet along the south line of Grandview Property Holdings, LLC (O.R. 285 page 2414) and along the south line of said Phase 1 Trails Edge Estates Planned Unit Development and along the centerline of Sill Street to a drill hole found in concrete;
- 2) S 00 degrees 48' 20" W 100.00 feet along Debra K. Kandel's (O.R. 223 page 634) west line to a point;
- 3) S 89 degrees 56' 07" W 143.13 feet through the lands of Grandview Property Holdings, LLC (O.R. 289 page 2850) to a point in the center of Beech Avenue;

- 4) N 13 degrees 20' 47" W 102.74 feet through the lands of said Grandview Property Holdings, LLC and along the centerline of Beech Avenue to a point at the intersection of Beech Avenue and Sill Street;
- 5) N 89 degrees 56' 07" E 92.26 feet through the lands of said Grandview Property Holdings, LLC and along the centerline of Sill Street to the TRUE POINT OF BEGINNING.

This parcel contains 0.357 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 5542 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379,
March 26, 2025

Aaron L. Gerber

P.S. 8379



Parcel Number: 0701668051

FILE DESCRIPTION

Holmes County Map Office

4/28/2025