

Description 0.8507 acre parcel

Situated in the Village of Millersburg and being a part of the northeast quarter of Section 22, T-9 N, R-7 W, Holmes County, Ohio, also known as a part of the lands conveyed to HR Beachy, LLC in Official Record vol. 194 page 2966, PN 0701675004.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of the northeast quarter of Section 22, thence N 84 degrees 22' 47" W 1872.17 feet along the section line to a point in the center of S.R. 83 & U.S. 62 & South Washington St., thence along a curve to the left having a delta angle of 01 degrees 13' 29", R-2864.79 feet, T-30.62 feet, Ch. Brg. – S 10 degrees 57' 42" W, Ch. – 61.24 feet along the centerline of S.R. 83 & U.S. 62 & South Washington St. an arc distance of 61.24 feet to a point, thence S 10 degrees 21' 00" W 272.34 feet along the centerline of S.R. 83 & U.S. 62 & South Washington St. to a point, thence N 85 degrees 51' 10" W 600.42 feet along The Village of Millersburg's (Deed vol. 262 page 545) south line to a 5/8 inch rebar found on The Village of Millersburg's (Deed vol. 136 page 280) east line, thence S 06 degrees 15' 00" W 341.53 feet along said Village of Millersburg's east line and Wal-Mart Real Estate Business Trust's (O.R. 26 page 582) east line to a 1/2 inch rebar found on the south line of an existing 50 foot access & storm sewer easement (O.R. vol. 106 page 680 and P.V. 18 page 120) the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) Along a curve to the right having a delta angle of 43 degrees 16' 13", R- 40.00 feet, T- 15.87 feet, Ch. Brg. – N 80 degrees 35' 45" E, Ch. – 29.50 feet along the south line of said easement and through the lands of said HR Beachy, LLC an arc distance of 30.21 feet to a 1/2 inch rebar found;
- 2) S 77 degrees 46' 09" E 126.34 feet along the south line of said easement and through the lands of said HR Beachy, LLC to a 1/2 inch rebar found;
- 3) S 01 degrees 00' 23" W 229.01 feet along National Retail Properties, LP's (O.R. 263 page 3539) west line to a 5/8 inch rebar found on said Wal-Mart Real Estate Business Trust's north line and on the north line of an existing 30 foot sanitary sewer easement (P.V. 2 page 193);
- 4) N 77 degrees 46' 09" W 175.94 feet along said Wal-Mart Real Estate Business Trust's north line and along the north line of said 30 foot easement to a 1/2 inch rebar found;
- 5) N 06 degrees 15' 00" E 214.92 feet along said Wal-Mart Real Estate Business Trust's east line and along the east line of said 30 foot easement to the TRUE POINT OF BEGINNING.

This parcel contains 0.8507 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".

Bearings from Plat vol. 19 page 2291.

See Holmes County Plat Book 19, page 5807 for survey.

This survey made and description prepared by Donald C. Baker P.S. 6938.

June 7, 2022

Revised March 12, 2026

Donald C. Baker

P.S. 6938



PPN: 0701675010

FILE DESCRIPTION

Holmes County Map Office

4/17/2026