

Description 10.438 acre parcel

Being part of Lot 16, Fourth Quarter, T-9 N, R-8 W, Monroe Township, Holmes County, Ohio, also known as part of the lands conveyed to Richard A. Roush in Deed vol. 250 page 6, Official Record vol. 271 page 2550, and Official Record vol. 289 page 665, PN 1400559004.

Described as follows:

Commencing at a stone found on the Hardy Township line marking the northeast corner of Lot 16, thence S 02 degrees 31' 02" W 110.86 feet along the Hardy Township line and along the lot line to a 5/8 inch rebar found, thence S 01 degree 46' 11" W 1232.88 feet along the Hardy Township line and along the lot line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following NINE (9) COURSES:

- 1) S 01 degree 46' 11" W 765.52 feet along the Hardy Township line and along the lot line to a point in the center of C.R. 292, witnessed by a 5/8 inch rebar found N 01 degree 46' 11" E 23.00 feet;
- 2) N 82 degrees 09' 07" W 147.55 feet along the centerline of C.R. 292 to a R.R. spike found;
- 3) N 85 degrees 31' 04" W 400.24 feet along the centerline of C.R. 292 to a R.R. spike found at the intersection of C.R. 292 and C.R. 400;
- 4) N 51 degrees 57' 32" W 45.56 feet along the centerline of C.R. 400 to a point;
- 5) N 34 degrees 58' 10" W 68.60 feet along the centerline of C.R. 400 to a point;
- 6) N 28 degrees 05' 46" W 334.71 feet along the centerline of C.R. 400 to a R.R. spike found, witnessed by a 5/8 inch rebar found N 57 degrees 40' 42" E 21.98 feet;
- 7) N 57 degrees 40' 42" E 481.83 feet along Brett A. Gallion and Lisa R. Gallion's (O.R. 273 page 2630) south line to a 5/8 inch rebar found;
- 8) N 25 degrees 57' 20" E 100.00 feet along said Gallion's east line to a 5/8 inch rebar found on Randall L. Cullen, Co-Trustee and Rachel A. Cullen, Co-Trustee's (O.R. 273 page 3423) south line;
- 9) S 87 degrees 49' 00" E 350.96 feet along said Cullen's south line to the TRUE POINT OF BEGINNING.

This parcel contains 10.438 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 5599 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
May 7, 2025



Aaron L. Gerber

P.S. 8379



PPN: 1400559007

FILE DESCRIPTION

Holmes County Map Office
7/17/2025