

Description 0.253 acre parcel

Being part of Lot 196 in the Village of Holmesville, situated in the southeast quarter of Section 3, T-13 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to David K. Rabatin and Ruth Elaine Rabatin in Official Record vol. 289 page 4329, PN 1900313000.

Described as follows:

Commencing at a point on the east line of Millersburg Street aka C.R. 558 marking the southwest corner of said Lot 196, thence N 00 degrees 59' 57" W 135.76 feet along the east line of Millersburg Street aka C.R. 558 and along the west line of said Lot 196 to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 00 degrees 59' 57" W 75.00 feet along the east line of Millersburg Street aka C.R. 558 and along the west line of Lot 196 to a 5/8 inch rebar found;
- 2) N 87 degrees 49' 11" E 146.99 feet along Village of Holmesville's (D.V. 267 page 964) south line to a 5/8 inch rebar found;
- 3) S 00 degrees 59' 57" E 75.00 feet along D. Jean Slutz's (Deed vol. 279 page 805 and O.R. 189 page 1032) west line to a concrete monument found;
- 4) S 87 degrees 49' 11" W 146.99 feet through the lands of said Rabatin to the TRUE POINT OF BEGINNING.

This parcel contains 0.253 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 5606 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
April 28, 2025

ALL

Aaron L. Gerber

P.S. 8379



PPN: 1900313002

FILE DESCRIPTION

Holmes County Map Office
7/30/2025