

Description 0.255 acre parcel – Tract A

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 S 89 degrees 33' 09" E 297.02 feet along the south line of said Lot 196 and along the north line of Lot 197 in the Village of Holmesville to an iron pin set, thence N 00 degrees 59' 57" W 77.07 feet along the east line of said Lot 196 and along the west line of Taylor Street to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 88 degrees 13' 29" W 149.98 feet through the lands of said Rabatin to an iron pin set;
- 2) N 00 degrees 59' 57" W 71.25 feet through the lands of said Rabatin to a concrete monument found;
- 3) N 86 degrees 00' 27" E 150.17 feet along D. Jean Slutz's (D.V. 279 page 805 and O.R. 189 page 1032) south line to a 3/4 inch pipe in concrete found on the west line of Taylor Street and on the east line of said Lot 196;
- 4) S 00 degrees 59' 57" E 77.06 feet along the west line of Taylor Street and along the east line of said Lot 196 to the TRUE POINT OF BEGINNING.

This parcel contains 0.255 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



Aaron L. Gerber P.S. 8379



PPN: 1900313003

