

Description 0.318 acre parcel

Being a part of Lot 13 of the First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also being a part of Lot 5 of Victoria Estates II Replatting of Victoria Estates and Additional Lands (P. 17-217), also known as a part of the lands conveyed to Michael Conn, Rebecca Conn, Thomas Lee and Dawn Lee in Official Record vol. 251 page 4918, PN 0100247009.

Described as follows:

Commencing at a point marking the southwest corner of said Lot 13, thence N 00 degrees 36' 20" E 462.00 feet along the lot line to a R.R. spike found in the center of C.R. 203, thence S 84 degrees 33' 39" E 303.31 feet along the centerline of C.R. 203 to a R.R. spike found, thence S 87 degrees 05' 07" E 225.44 feet along the centerline of C.R. 203 to a R.R. spike found, thence N 01 degrees 32' 58" E 314.90 feet along Michael W. Conn and Rebecca R. Conn's (O.R. vol. 255 page 6172) west line and along the west line of P.R. 5516 (a 50 foot private road) to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) S 58 degrees 46' 41" W 145.62 feet through the lands of said Conn and Lee to an iron pin set;
- 2) S 62 degrees 34' 00" W 90.90 feet through the lands of said Conn and Lee to a 5/8 inch rebar found;
- 3) N 00 degrees 36' 20" E 113.92 feet along Sandra M. Conn's (O.R. vol. 44 page 315) east line to a point;
- 4) S 48 degrees 23' 00" E 34.27 feet through the lands of said Conn and Lee to a mag nail set;
- 5) N 89 degrees 13' 36" E 38.00 feet through the lands of said Conn and Lee to a mag nail set;
- 6) N 55 degrees 25' 51" E 122.00 feet through the lands of said Conn and Lee to a mag nail set;
- 7) N 79 degrees 38' 31" E 42.00 feet through the lands of said Conn and Lee to a mag nail set on said Michael W. Conn and Rebecca R. Conn's west line and on the west line of P.R. 5516;
- 8) S 01 degrees 32' 58" W 51.10 feet along said Michael W. Conn and Rebecca R. Conn's west line and along the west line of P.R. 5516 to the TRUE POINT OF BEGINNING.

This parcel contains 0.318 acres, but subject to all easements of record.
To go to adjoiner.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".
Bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

See Holmes County Plat Book 2, page 582 for survey.

This survey made and description prepared by Aaron L. Gerber, P.S. 8379.

April 23, 2019



Aaron L. Gerber P.S. 8379



Parcel Number: 0100247047

