

Description 4.299 acre parcel

Being a part of the southwest quarter of Section 4, Hardy Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to William A. Miller and Mary A. Miller in Deed vol. 258 page 569, PN 0601188004.

Described as follows:

Commencing at a 5/8 inch rebar found in T.R. 327 marking the northwest corner of the southwest quarter of Section 4, thence S 00 degrees 33' 18" W 1154.37 feet along the section line and along T.R. 327 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 89 degrees 59' 58" E 37.58 feet.

thence with the following SIX (6) COURSES:

- 1) S 89 degrees 59' 58" E 705.00 feet through the lands of said Miller to an iron pin set;
- 2) S 13 degrees 20' 17" W 140.48 feet through the lands of said Miller to an iron pin set;
- 3) S 77 degrees 08' 54" E 98.00 feet through the lands of said Miller to an iron pin set;
- 4) S 12 degrees 53' 19" W 166.55 feet through the lands of said Miller to an iron pin set on Andrew A. Schlabach and Sadie Schlabach and Willis R. Weaver and Amanda A. Weaver's (O.R. vol. 264 page 7318) north line;
- 5) N 80 degrees 32' 53" W 743.00 feet along said Schlabach and Weaver's north line to a point on the section line and in T.R. 327, witnessed by a 5/8 inch rebar found S 80 degrees 32' 53" E 22.40 feet;
- 6) N 00 degrees 33' 18" E 198.85 feet along the section line and along T.R. 327 to the TRUE POINT OF BEGINNING.

This parcel contains 4.299 acres, but subject to all highways and easements of record.

This parcel is subject to a 20 foot secondary easement for the purpose of ingress and egress and general utilities, and further described as follows:

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Commencing at a 5/8 inch rebar found in T.R. 327 marking the northwest corner of the southwest quarter of Section 4, thence S 00 degrees 33' 18" W 1164.37 feet along the section line and along T.R. 327 to a point the TRUE POINT OF BEGINNING.

Thence with the following FIVE (5) COURSES along the centerline of said 20 foot secondary easement:

- 1) S 89 degrees 59' 58" E 163.00 feet through the lands of said Miller to a point;
- 2) S 75 degrees 52' 29" E 135.64 feet through the lands of said Miller to a point;
- 3) S 67 degrees 34' 57" E 258.00 feet through the lands of said Miller to a point;
- 4) N 81 degrees 49' 44" E 121.00 feet through the lands of said Miller to a point;
- 5) S 85 degrees 59' 51" E 22.50 feet through the lands of said Miller to a point and THERE ENDS.

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.

See Holmes County Plat Book 19, page 4609 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
October 22, 2021

Aaron L. Gerber

P.S. 8379



Parcel Number: 0601188006

FILE DESCRIPTION

Holmes County Map Office

1/25/2022