

Description 0.198 acre parcel

Being part of Lot 535 in the Village of Millersburg, situated in the northeast quarter of Section 19, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as all of the lands conveyed to Scott B. Wagers and Bambi M. Wagers in Official Record vol. 180 page 1314, PN 0700988000.

Described as follows:

Beginning at a drill hole set at the corner of South Monroe Street and Quail Street marking the southeast corner of Lot 535 the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 80 degrees 20' 13" W 105.95 feet along the north line of Quail Street and along the south line of Lot 535 to a 1/2 inch pipe found;
- 2) N 03 degrees 21' 51" E 84.68 feet along R. James Klingler and Sarah M. Klingler's (O.R. 262 page 4214) east line to a 1/2 inch pipe found on the north line of Lot 535 and on the south line of Lot 534 and on Duane R. Troyer's (O.R. 266 page 3498) south line;
- 3) N 80 degrees 20' 13" E 103.36 feet along the north line of Lot 535 and along the south line of Lot 534 and along said Troyer's south line to a drill hole set on the west line of South Monroe Street;
- 4) S 01 degrees 38' 35" W 84.13 feet along the west line of South Monroe Street to the TRUE POINT OF BEGINNING.

This parcel contains 0.198 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 4784 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
August 5, 2022

AL

Aaron L. Gerber

P.S. 8379



Parcel Number: 0700988001

FILE DESCRIPTION

Holmes County Map Office

8/31/2022