

September 9, 2019

Revised September 19, 2019

Legal Description
Parcel "B"
Area = 0.5668 Acres

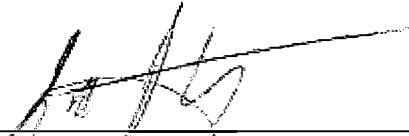
Situated in the Village of Millersburg, Township of Hardy, County of Holmes, State of Ohio, and known as being part of the Northwest Quarter of Section 20 of said Township of Hardy (T-9N, R-7W), also known as being part of Lot 1052 of The Villas at Fire Ridge Allotment as recorded in Plat Book 19, Page 1665 of the Holmes County Records, also known as being a part of lands now or formerly owned by Fire Ridge Land Company, LLC., as recorded in O.R. 206, Page 1475 of the Holmes County Records and more fully described as follows;

Beginning at a 5/8" capped rebar (GBC Design, Inc.) set at the southerly right-of-way line of Glen Drive (width varies) as dedicated in O.R. 20-599, Plat 16-922 with the westerly right-of-way line of Port Washington Road, (T.R. 312), (60' Right-of-Way), point being the northeast corner of said Lot 1052, said point being the True Place of Beginning for the parcel of land herein described in the following eight (8) courses:

1. Thence S 89°29'35" E, along the southerly right-of-way line extended of said Glen Drive, a distance of 33.73 feet to a point on the centerline of said Port Washington Road (T.R. 312);
2. Thence S 26°41'31" E, along the Corporation Line of said Village of Millersburg and also being the centerline of said Port Washington Road (T.R. 312), a distance of 177.78 feet to a point;
3. Thence S 30°50'59" E, continuing along the said Corporation Line of said Village of Millersburg also being the said centerline of said Port Washington Road (T.R. 312), a distance of 167.62 feet to a point;
4. Thence S 31°37'05" E, continuing along the said Corporation Line of said Village of Millersburg also being the said centerline of Port Washington Road (T.R. 312), a distance of 470.84 feet to a point;
5. Thence S 66°53'42" W, along the northerly line of lands now or formerly owned by Green Hills LLC., as recorded in O.R. 185, Page 2699 of the Holmes County Records, a distance of 30.33 feet to a 5/8" capped rebar (GBC Design, Inc.) set on the westerly right-of-way line of said Port Washington Road (T.R. 312);
6. Thence N 31°37'05" W, continuing along the westerly right-of-way line of said Port Washington Road (T.R. 312), a distance of 466.55 feet to a 5/8" capped rebar (GBC Design, Inc.) set;
7. Thence N 30°50'59" W, continuing along the westerly right-of-way line of said Port Washington Road (T.R. 312), a distance of 168.91 feet to a 5/8" capped rebar (GBC Design, Inc.) set;

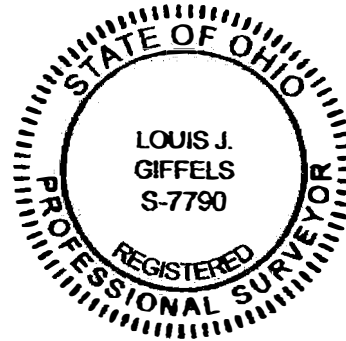
8. Thence N 26°41'31" W, along the westerly right-of-way line of said Port Washington Road (T.R. 312), a distance of 194.29 feet to the True Place of Beginning, and containing 0.5668 Acres of land more or less, as surveyed in June, 2019 by Louis J. Giffels, Registered Surveyor No. 7790, with GBC Design, Inc., but subject to all legal highways and any restrictions, reservations or easements of record.

*Basis of Bearing for this legal description is the Plat of The Villas at Fire Ridge Allotment as recorded in Plat Book 19, Page 1665 of the Holmes County Records.



Louis J. Giffels, P.S., Reg. No. 7790

Survey recorded in Plat Vol. 2, Pg. 586.



Parcel Number: 0701758005

FILE DESCRIPTION
Holmes County Map Office
9/23/2019

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