

Description 20.168 acre parcel

Being part of Lots 3 & 4, Fourth Quarter, Knox Township, T-9 N, R-9 W, Holmes County, Ohio, also known as all of the lands conveyed to Carol J. McKinney and Miranda Bevington in Official Record vol. 275 page 7451, PN 1100275000, PN 1100276000 and PN 1100277000.

Described as follows:

Beginning at a 3/4 inch pipe found on the Monroe Township line marking the northeast corner of Lot 3 the TRUE POINT OF BEGINNING.

thence with the following TEN (10) COURSES:

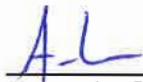
- 1) S 02 degrees 42' 33" W 200.09 feet along the Monroe Township line and along the lot line to a 5/8 inch rebar found;
- 2) N 86 degrees 42' 37" W 842.29 feet along Robert L. Miller and Verna M. Miller's (O.R. 264 page 406) north line to a 3/4 inch pipe found;
- 3) N 00 degrees 24' 35" E 190.17 feet along Carol J. McKinney's (D.V. 260 page 112 and O.R. 273 page 6814) east line to a 3/4 inch pipe found;
- 4) N 87 degrees 39' 17" W 425.80 feet along said McKinney's north line to a point in the center of T.R. 221, witnessed by a 3/4 inch pipe found S 87 degrees 39' 17" E 91.38 feet;
- 5) N 58 degrees 58' 32" E 48.90 feet along the centerline of T.R. 221 to a 1/2 inch pinchtap found;
- 6) N 48 degrees 50' 57" E 181.84 feet along Delbert D. Dixon's (O.R. 194 page 2410) east line and along T.R. 221 to a 1/2 inch pinchtap found;
- 7) N 29 degrees 57' 51" E 560.04 feet along said Dixon's east line and along Jeremiah Lee Snyder, Trustee and Jennifer Lee Snyder, Trustee's (O.R. 268 page 5101) east line and along T.R. 221 to a 1/2 inch pinchtap found;
- 8) N 32 degrees 55' 57" W 77.80 feet along said Snyder's east line and along T.R. 221 to a point, witnessed by an iron pin set S 87 degrees 17' 11" E 34.43 feet;
- 9) S 87 degrees 17' 11" E 878.33 feet along Timothy A. Andress and Robert A. Andress' (O.R. 173 page 3223) south line to an iron pin set on the Monroe Township line and on the lot line;
- 10) S 01 degrees 32' 42" W 710.08 feet along the Monroe Township line and along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 20.168 acres but subject to all easements of record.
Containing 3.788 acres in Lot 3 and 16.380 acres in Lot 4.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker
Surveying LLC".

Basis of bearings Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

See Holmes County Plat Book 19, page 4659 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
April 5, 2021



Aaron L. Gerber

P.S. 8379



Parcel Number: 1100275001

FILE DESCRIPTION

Holmes County Map Office
3/31/2022