

Description 0.695 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 9 of Victoria Estates II First Addition (P. 19-403), also known as a part of the lands conveyed to Michael Conn and Rebecca Conn in Official Record vol. 251 page 4921, PN 0100247018.

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 S 87 degrees 05' 07" E 50.01 feet along the centerline of C.R. 203 to a 5/8 inch rebar found, thence S 87 degrees 05' 07" E 213.18 feet along the centerline of C.R. 203 to a R.R. spike found, thence S 88 degrees 03' 10" E 24.68 feet along the centerline of C.R. 203 to a R.R. spike found, thence N 01 degrees 32' 58" E 291.16 feet along the west line of Lots 1 and 2 of Pine Cove Subdivision (P. 2-351) and along John A. Thern and Debra E. Shank-Thern (O.R. vol. 183 page 2508) and Victor D. Cooper and Tracey P. Cooper's (O.R. vol. 203 page 2068) west line to an iron pin set, thence N 01 degrees 32' 58" E 209.24 feet along the west line of Lots 2 & 3 of said Pine Cove Subdivision and along said Cooper and David Anthony Kaufman and Julie Ann Kaufman's (O.R. vol. 128 page 788) west line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) N 87 degrees 05' 07" W 237.86 feet through the lands of said Michael Conn and Rebecca Conn to an iron pin set on Michael W. Conn and Rebecca R. Conn's (O.R. vol. 255 page 6172) east line and on the east line of P.R. 5516 (a 50 foot private road);
- 2) N 01 degrees 32' 58" E 50.01 feet along said Michael W. Conn and Rebecca R. Conn's east line and along the east line of P.R. 5516 to an iron pin set;
- 3) S 87 degrees 05' 07" E 187.85 feet through the lands of said Michael Conn and Rebecca Conn to an iron pin set;
- 4) N 01 degrees 32' 58" E 367.12 feet through the lands of said Michael Conn and Rebecca Conn to an iron pin set on said Michael W. Conn and Rebecca R. Conn's easterly line;
- 5) S 88 degrees 43' 33" E 50.00 feet along said Michael W. Conn and Rebecca R. Conn's easterly line to a 5/8 inch rebar found;
- 6) S 01 degrees 32' 58" W 418.57 feet along the west line of Lot 3 of Pine Cove Subdivision (P. 2 page 351) and along David Anthony Kaufman and Julie Ann Kaufman's (O.R. vol. 128 page 788) west line to the TRUE POINT OF BEGINNING.

This parcel contains 0.695 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.

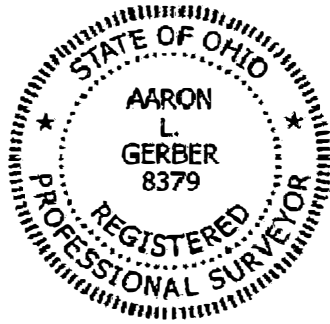
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.

April 23, 2019



Aaron L. Gerber

P.S. 8379



Parcel Number: 0100247044

FILE DESCRIPTION

Holmes County Map Office

6/21/2019

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