

Description 28.258 acre parcel

Being part of the southeast quarter of Section 11 and northeast quarter of Section 20, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Billie J. Nicholson, Trustee in Official Record vol. 215 page 1973, PN 0600035000 and PN 0600036000.

Described as follows:

Commencing at a 1/2 inch pipe found marking the southwest corner of the southeast quarter of Section 11, thence S 87 degrees 41' 55" E 120.00 feet along the section line and along the Village of Millersburg corporation line to a 1/2 inch pipe found the TRUE POINT OF BEGINNING.

thence with the following TWENTY-SEVEN (27) COURSES:

- 1) S 87 degrees 41' 55" E 285.55 feet along the section line and along the Village of Millersburg corporation line to an iron pin set, witnessed by a 5/8 inch rod found S 35 degrees 51' 55" W 0.76 feet;
- 2) N 35 degrees 51' 55" E 619.70 feet along Green Hills, LLC's (O.R. 185 page 2699) east line and along the Village of Millersburg corporation line to an iron pin set, witnessed by a 3/4 inch rod found N 35 degrees 51' 55" E 5.00 feet;
- 3) S 54 degrees 08' 06" E 249.76 feet along the south line of Lot 1 of Hilltop Acres Allotment (Plat vol. 2 page 133) and along Heidi C. Toye and Andrew Toye's (O.R. 281 page 6852) south line to a mag nail set;
- 4) Along a curve to the left having a delta angle of 286 degrees 15' 37", R – 50.00 feet, T – 37.50 feet, Ch. Brg. – S 54 degrees 08' 06" E, Ch. – 60.00 feet along T.R. 317 an arc distance of 249.81 feet to a 5/8 inch rod found;
- 5) S 54 degrees 08' 06" E 249.50 feet along the south line of Lot 20 of said Hilltop Acres Allotment and along said Nicholson's (PN 0600220000) south line to a 3/4 inch rebar found;
- 6) N 35 degrees 56' 59" E 399.56 feet along the east line of Lots 20 and 19 of said Hilltop Acres Allotment and along said Nicholson's (PN 0600220000) east line and along Brian Scott Pringle and Lori Sue Pringle's (D.V. 276 page 997) east line to a 3/4 inch rod found;
- 7) N 35 degrees 51' 01" E 200.28 feet along the east line of Lot 18 of said Hilltop Acres Allotment and along Ronnie Coblenz's (O.R. 279 page 3489) east line to a 3/4 inch rod found;
- 8) S 54 degrees 06' 01" E 54.48 feet along Jay P. Barnhart's (O.R. 219 page 1456) south line to a 5/8 inch rebar found;

- 9) N 35 degrees 51' 01" E 199.88 feet along said Barnhart's east line to a 5/8 inch rebar found;
- 10) N 54 degrees 06' 01" W 54.48 feet along said Barnhart's north line to a 5/8 inch rebar found;
- 11) N 35 degrees 51' 01" E 199.71 feet along the east line of Lot 16 of said Hilltop Acres Allotment and along David J. Miller and Ruth A. Miller's (O.R. 228 page 2536) east line to a 5/8 inch rebar found;
- 12) S 72 degrees 19' 41" E 106.00 feet along Timothy E. McDowell's (O.R. 15 page 528) south line to an iron pin set;
- 13) S 58 degrees 07' 39" E 53.98 feet through the lands of said Nicholson (PN 0600035000) to an iron pin set;
- 14) N 43 degrees 04' 39" E 14.66 feet through the lands of said Nicholson (PN 0600035000) to an iron pin set on Tamara R. McDowell and Carla C. McDowell's (O.R. 15 page 530) south line;
- 15) S 72 degrees 19' 41" E 228.48 feet along said Tamara R. McDowell and Carla C. McDowell's south line to a 5/8 inch rebar found;
- 16) S 49 degrees 16' 18" E 106.26 feet along the south line of Revised Lot 14 of Hilltop Acres Allotment (Plat vol. 5 page 5) and along Donald W. Goudy, Trustee and Robert E. Goudy, Trustee's (O.R. 196 page 3468) south line to a 5/8 inch rebar found;
- 17) S 22 degrees 59' 36" W 175.30 feet along Meagen L. Goudy, Co-Trustee and Brandon W. Goudy, Co-Trustee's (O.R. 272 page 6631) west line to a 5/8 inch rebar found;
- 18) S 64 degrees 58' 25" E 65.74 feet along said Meagen L. Goudy, Co-Trustee and Brandon W. Goudy, Co-Trustee's south line to a 5/8 inch rebar found;
- 19) S 22 degrees 59' 36" W 177.03 feet along the west line of Lot 1 of Highland Overlook (Plat vol. 2 page 174) and along said Meagen L. Goudy, Co-Trustee and Brandon W. Goudy, Co-Trustee's west line to a 5/8 inch rebar found;
- 20) N 67 degrees 00' 24" W 36.98 feet along Terri Lee, Trustee's (O.R. 248 page 6509) north line to a 5/8 inch rebar found;
- 21) S 22 degrees 59' 36" W 294.57 feet along said Lee's west line to a 5/8 inch rebar found;
- 22) S 67 degrees 00' 24" E 36.98 feet along said Lee's south line to a 5/8 inch rebar found;
- 23) S 22 degrees 59' 36" W 251.09 feet along the west line of Lot 5 of said Highland Overlook and along Alyson T. Morris, Trustee's (O.R. 263 page 2770) west line to an iron pin set on the section line;
- 24) N 88 degrees 02' 40" W 668.14 feet along the section line to a 1/2 inch pipe found;

- 25) S 01 degrees 09' 09" W 314.88 feet (passing into the northeast quarter of Section 20) along Fairland Acres, Ltd.'s (O.R. 186 page 2143) west line to a 1/2 inch pipe found;
- 26) N 82 degrees 11' 00" W 1191.85 feet along the north line of Tracts 3 and 4 of Port Washington Road Acres (Plat vol. 2 page 164) and along Eli J. Miller and Mary Ann Miller's (O.R. 250 page 6214) north line and along Michael E. Hall's (O.R. 244 page 33) north line to a 1/2 inch pipe found;
- 27) N 00 degrees 59' 46" E 200.31 feet along the east line of Tract 3 of said Port Washington Road Acres and along said Hall's east line to the TRUE POINT OF BEGINNING.

This parcel contains 28.258 acres, but subject to all highways and easements of record. Containing 21.257 acres in the southeast quarter of Section 11 and 7.001 in the northeast quarter of Section 20.

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 4811 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
July 15, 2022



Aaron L. Gerber P.S. 8379



Parcel Number: 0600035005

FILE DESCRIPTION
Holmes County Map Office
9/21/2022

3 of 3