

Description 111.875 acre parcel

Being a part of the southeast quarter of Fractional Section 18, the southwest quarter of Section 19, and the northwest quarter of Section 22, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as part of the lands conveyed to Michael E. Fair and Amy L. Fair in Deed vol. 218 page 316, Deed vol. 218 page 320, and Official Record vol. 277 page 4625, PN 0600751002, PN 0600311000, PN 0600309000, PN 0600311001, PN 0600309001, and PN 0600310002.

Described as follows:

Beginning at a 1/2 inch pinchtap found marking the southeast corner of the southeast quarter of Fractional Section 18 the TRUE POINT OF BEGINNING.

thence with the following THIRTY (30) COURSES:

- 1) N 01 degrees 37' 59" E 1244.42 feet along the section line to a 5/8 inch rebar found;
- 2) S 89 degrees 13' 59" W 498.38 feet along Gregory E. Steele and Carol M. Steele's (D.V. 192 page 669) north line to a point in the center of T.R. 305, witnessed by a 5/8 inch rebar found N 89 degrees 13' 59" E 23.89 feet;
- 3) N 01 degrees 27' 47" E 85.00 feet along the centerline of T.R. 305 to a point, witnessed by an iron pin set N 85 degrees 11' 23" E 35.12 feet;
- 4) N 85 degrees 11' 23" E 386.00 feet through the lands of said Fair (O.R. 277 page 4625) to an iron pin set;
- 5) N 48 degrees 55' 56" E 485.00 feet (passing into the southwest quarter of Section 19) through the lands of said Fair (D.V. 218 page 316, PN 0600309000) to an iron pin set;
- 6) N 70 degrees 52' 59" E 183.48 feet along said Fair's (D.V. 218 page 316, PN 0600311000) south line to an iron pin set;
- 7) N 84 degrees 50' 16" E 258.00 feet through the lands of said Fair (D.V. 218 page 316, PN 0600311000) to an iron pin set;
- 8) N 65 degrees 31' 18" E 199.00 feet through the lands of said Fair (D.V. 218 page 316, PN 0600311000) to an iron pin set;
- 9) N 75 degrees 23' 30" E 118.00 feet through the lands of said Fair (D.V. 218 page 316, PN 0600311000) to an iron pin set;
- 10) N 84 degrees 52' 37" E 169.00 feet through the lands of said Fair (D.V. 218 page 316, PN 0600311000) to an iron pin set;
- 11) N 71 degrees 58' 28" E 249.00 feet through the lands of said Fair (D.V. 218 page 316, PN 0600311000) to an iron pin set;

- 12) S 89 degrees 58' 11" E 292.00 feet through the lands of said Fair (D.V. 218 page 316, PN 0600311000) to an iron pin set;
- 13) S 69 degrees 30' 52" E 254.00 feet through the lands of said Fair (D.V. 218 page 316, PN 0600309000) to an iron pin set;
- 14) N 82 degrees 00' 39" E 240.00 feet through the lands of said Fair (D.V. 218 page 316, PN 0600309000) to a point in Killbuck Creek, witnessed by an iron pin set S 82 degrees 00' 39" W 80.00 feet;
- 15) N 10 degrees 09' 48" W 380.00 feet through the lands of said Fair (D.V. 218 page 316, PN 0600309000 and PN 0600311000) and along Killbuck Creek to a point, witnessed by a 5/8 inch rebar found S 88 degrees 14' 23" E 80.00 feet;
- 16) S 88 degrees 14' 23" E 316.29 feet along TBB Land Company LLC's (O.R. 231 page 478) south line to a 5/8 inch rebar found on Holmesville Manufacturing and Distribution Center Inc.'s (D.V. 273 page 976) west line;
- 17) S 03 degrees 54' 46" E 1094.59 feet along said Holmesville Manufacturing and Distribution Center Inc.'s west line to a 5/8 inch rebar found;
- 18) Along a curve to the right having a delta angle of 05 degrees 01' 58", R-5723.47 feet, T-251.53 feet, Ch. Brg.-S 01 degrees 23' 47" E, Ch.-502.57 feet along said Holmesville Manufacturing and Distribution Center Inc.'s west line and arc distance of 502.73 feet to a 5/8 inch rebar found;
- 19) S 88 degrees 36' 35" W 225.06 feet along Thomas K. Bird, Trustee and Cheryl L. Bird, Trustee's (O.R. 66 page 22 and O.R. 66 page 43) north line to a point in Killbuck Creek, witnessed by a 5/8 inch rebar found N 88 degrees 36' 35" E 80.00 feet;
- 20) S 17 degrees 40' 20" W 350.46 feet along said Bird's west line and along Killbuck Creek to a point;
- 21) S 25 degrees 54' 32" W 291.72 feet along said Bird's west line and along Killbuck Creek to a point;
- 22) S 17 degrees 07' 09" W 1258.45 feet (passing into the northwest quarter of Section 22) along said Bird's west line and along Killbuck Creek to a point, witnessed by a 5/8 inch rebar found N 46 degrees 46' 35" W 66.61 feet;
- 23) N 46 degrees 46' 35" W 170.00 feet along S & S Rentals, Inc.'s (O.R. 188 page 889) east line to a 5/8 inch rebar found;
- 24) N 34 degrees 31' 50" W 225.00 feet along said S & S Rentals, Inc.'s east line to a 5/8 inch rebar found;
- 25) N 19 degrees 38' 15" E 191.15 feet along said S & S Rentals, Inc.'s east line to a 5/8 inch rebar found;
- 26) N 85 degrees 33' 01" E 200.00 feet along said S & S Rentals, Inc.'s east line to a 5/8 inch rebar found;

- 27) N 10 degrees 33' 10" E 150.00 feet along said S & S Rentals, Inc.'s east line to a 5/8 inch rebar found;
- 28) N 48 degrees 00' 48" W 375.00 feet along said S & S Rentals, Inc.'s east line to a point;
- 29) N 15 degrees 36' 42" E 200.00 feet along said S & S Rentals, Inc.'s east line to a point on the section line, witnessed by a 5/8 inch rebar found N 88 degrees 26' 18" W 39.48 feet;
- 30) N 88 degrees 26' 18" W 1510.00 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 111.875 acres, but subject to all highways and easements of record.
Containing 1.297 acres in the southeast quarter of Fractional Section 18, 103.149 acres in the southwest quarter of Section 19, and 7.429 acres in the northwest quarter of Section 22.

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.

See Holmes County Plat Book 19, page 4583 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
October 27, 2021

Aaron L. Gerber P.S. 8379



Parcel Number: 0600311002

FILE DESCRIPTION
Holmes County Map Office
12/21/2021