

Description 6.000 acre parcel

Being part of Lot 5, Third Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Wolfgang P. Miggiani and Lori A. Miggiani in Official Record vol. 260 page 472, PN 0600964002.

Described as follows:

Commencing at a point on the Monroe Township line marking the northwest corner of Lot 5, thence S 01 degree 46' 09" W 300.30 feet along the Monroe Township line and along the lot line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FIFTEEN (15) COURSES:

- 1) S 87 degrees 14' 05" E 136.21 feet along Ian M. Palmer and Melissa J. Palmer's (O.R. 261 page 2222) south line and along T.R. 267 and along C.R. 400 to a R.R. spike found;
- 2) S 83 degrees 30' 14" E 260.03 feet along the centerline of C.R. 400 to a R.R. spike found;
- 3) S 81 degrees 37' 54" E 314.11 feet along the centerline of C.R. 400 to a R.R. spike found;
- 4) Along a curve to the left having a delta angle of 10 degrees 15' 39", R – 1000.00 feet, T – 89.78 feet, Ch. Brg. – S 86 degrees 45' 43" E, Ch. – 178.84 feet along the centerline of C.R. 400 an arc distance of 179.08 feet to a point, witnessed by an iron pin set S 08 degrees 15' 55" W 12.79 feet;
- 5) S 08 degrees 15' 55" W 42.23 feet through the lands of said Miggiani to an iron pin set;
- 6) S 77 degrees 10' 17" E 116.59 feet through the lands of said Miggiani to an iron pin set;
- 7) S 16 degrees 00' 48" W 151.48 feet through the lands of said Miggiani to an iron pin set;
- 8) N 77 degrees 10' 43" W 290.43 feet through the lands of said Miggiani to an iron pin set;
- 9) S 00 degrees 03' 01" W 239.00 feet through the lands of said Miggiani to a point in a stream, witnessed by an iron pin set N 00 degrees 03' 01" E 40.73 feet;
- 10) N 70 degrees 15' 40" W 156.00 feet through the lands of said Miggiani to a point in a stream, witnessed by an iron pin set N 00 degrees 11' 04" W 34.29 feet;
- 11) S 82 degrees 41' 36" W 244.00 feet through the lands of said Miggiani to a point in a stream, witnessed by an iron pin set N 01 degree 59' 41" W 33.24 feet;

- 12) N 55 degrees 19' 42" W 166.89 feet through the lands of said Miggiani to a point in a stream, witnessed by an iron pin set N 13 degrees 10' 41" E 36.55 feet;
- 13) N 13 degrees 10' 41" E 260.71 feet through the lands of said Miggiani to an iron pin set;
- 14) N 69 degrees 54' 46" W 213.59 feet through the lands of said Miggiani to a point on the lot line and in C.R. 400, witnessed by an iron pin set S 69 degrees 54' 46" E 51.56 feet;
- 15) N 01 degree 46' 09" E 35.86 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 6.000 acres, but subject to all highways and easements of record.

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 5349 for survey.  
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.  
July 11, 2024

Aaron L. Gerber

P.S. 8379



PPN: 0600964005

**FILE DESCRIPTION**  
Holmes County Map Office  
8/14/2024

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