

Description 10.034 acre parcel

Being a part of the southwest quarter of Section 20, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as part of the lands conveyed to Michele Arora, Trustee in Official Record vol. 249 page 4835, PN 0601100000.

Described as follows:

Commencing at a 3/4 inch pipe found marking the southeast corner of the southwest quarter of Section 20, thence N 01 degree 46' 41" E 922.83 feet along the quarter section line to a point in the center of T.R. 312, N 53 degrees 22' 21" W 120.57 feet along the centerline of T.R. 312 to a point, thence N 43 degrees 11' 17" W 200.59 feet along the centerline of T.R. 312 to a point, thence N 45 degrees 54' 12" W 19.00 feet along the centerline of T.R. 312 to a point, thence N 13 degrees 17' 50" W 93.81 feet along the centerline of T.R. 312 to a point, thence N 04 degrees 17' 05" W 55.17 feet along the centerline of T.R. 312 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 88 degrees 32' 30" W 24.00 feet.

thence with the following SIX (6) COURSES:

- 1) N 88 degrees 32' 30" W 1092.81 feet along said Arora's (PN 0601100001) north line to an iron pin set on Wayne B. Hershberger and Linda A. Hershberger's (O.R. 249 page 3020) east line;
- 2) N 01 degree 15' 47" E 1008.01 feet along said Hershberger's east line to a 5/8 inch rebar found;
- 3) S 82 degrees 39' 46" E 457.84 feet along said Hershberger's (O.R. 224 page 1483) south line to a 5/8 inch rebar found;
- 4) S 07 degrees 20' 42" W 922.39 feet along said Hershberger's (O.R. 249 page 3020 and O.R. 260 page 5473) west line to a 1 inch rebar found;
- 5) S 89 degrees 49' 20" E 729.58 feet along said Hershberger's (O.R. 260 page 5473) south line and along Ronald B. O'Dell and Linda J. O'Dell's (D.V. 225 page 30) south line to a point in the center of T.R. 312, witnessed by a 1 inch rebar found N 89 degrees 49' 20" W 22.45 feet;
- 6) S 04 degrees 17' 05" E 60.19 feet along the centerline of T.R. 312 to the TRUE POINT OF BEGINNING.

This parcel contains 10.034 acres, but subject to all highways and easements of record.

This parcel is subject to an existing 60 foot easement recorded in Official Record vol. 249 page 4835.

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 5285 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
October 26, 2023

Aaron L. Gerber P.S. 8379



Parcel Number: 0601100002

FILE DESCRIPTION
Holmes County Map Office
5/24/2024

2 of 2