

Description 25.259 acre parcel

Being a part of Lot 19, Third Quarter, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as part of the lands conveyed to Thomas K. Bird, trustee and Cheryl L. Bird, trustee in Official Record vol. 66 page 22 and Official Record vol. 66 page 43, PN 0601114000.

Described as follows:

Commencing at a 5/8 inch rebar found in T.R. 304 marking the southeast corner of Lot 19, thence N 01 degrees 48' 49" E 247.84 feet along the lot line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.


thence with the following TWELVE (12) COURSES:

- 1) N 87 degrees 51' 04" W 787.14 feet along Bumblebee Farm, LLC's (O.R. 251 page 7393) north line to a R.R. spike found in the center of T.R. 90, witnessed by a 5/8 inch rebar found S 87 degrees 51' 04" E 25.00 feet;
- 2) N 29 degrees 06' 38" W 824.11 feet along the centerline of T.R. 90 to a R.R. spike set at the intersection of T.R. 90 and C.R. 292;
- 3) N 53 degrees 50' 19" E 103.58 feet along the centerline of C.R. 292 to a R.R. spike set;
- 4) N 54 degrees 58' 57" E 172.56 feet along the centerline of C.R. 292 to a point, witnessed by an iron pin set N 46 degrees 11' 32" W 38.89 feet;
- 5) N 46 degrees 11' 32" W 213.83 feet through the lands of said Bird to an iron pin set;
- 6) N 07 degrees 40' 14" W 173.17 feet through the lands of said Bird to an iron pin set on Holmes County Regional Airport Authority's (D.V. 221 page 545) south line;
- 7) N 86 degrees 27' 00" E 639.28 feet along said Holmes County Regional Airport Authority's south line to a mag nail set in the center of C.R. 292, witnessed by an iron pin set S 86 degrees 27' 00" W 70.04 feet;
- 8) S 48 degrees 05' 54" W 50.00 feet along the centerline of C.R. 292 to a mag nail set;
- 9) S 41 degrees 54' 06" E 30.00 feet through the lands of said Bird to an iron pin set;
- 10) S 85 degrees 35' 25" E 81.40 feet through the lands of said Bird to an iron pin set;
- 11) S 33 degrees 11' 48" E 829.56 feet through the lands of said Bird to an iron pin set on the lot line;
- 12) S 01 degrees 48' 49" W 513.00 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 25.259 acres, but subject to all highways and easements of record. This parcel is subject to an avigation easement recorded in Official Record vol. 230 page 206.

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 594 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
January 22, 2020



Aaron L. Gerber P.S. 8379



Parcel Number: 0601114004

