

Description 0.247 acre parcel

Being part of Outlot 35 in the Village of Millersburg, situated in Lot 47, First Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Saltcreek Properties LLC in Official Record vol. 273 page 7256, PN 0700697000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of Lot 584 the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 00 degrees 55' 18" W 76.86 feet (passing into Outlot 35) along Trinity Christian Fellowship of Holmes County, Ohio's (O.R. 185 page 722) west line to an iron pin set;
- 2) N 88 degrees 00' 00" W 136.37 feet through the lands of said Saltcreek Properties LLC to an iron pin set;
- 3) N 04 degrees 41' 05" W 77.37 feet through the lands of said Saltcreek Properties LLC to a mag nail set on the south line of a 17 foot alley aka Short Alley and on the outlot line;
- 4) S 88 degrees 00' 00" E 143.93 feet partly along the south line of a 17 foot alley aka Short Alley and along the outlot line and partly along the south line of Lot 584 and Christol J. Neels' (O.R. 264 page 754) south line to the TRUE POINT OF BEGINNING.

This parcel contains 0.247 acres, but subject to all highways and easements of record.

The above described 0.247 acre parcel is subject to and granted the use of a 20 foot easement for the purpose of ingress, egress, and general utilities, further described as follows:

Being part of Outlot 35 in the Village of Millersburg, situated in Lot 47, First Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Saltcreek Properties LLC in Official Record vol. 273 page 7256, PN 0700697000.

Beginning at a 5/8 inch rebar found at the corner of a 17 foot alley aka Short Alley and a 16 foot alley aka Elm Street marking the southwest corner of Lot 584, thence N 88

degrees 00' 00" W 12.86 feet along the south line of a 17 foot alley aka Short Alley to a point the TRUE POINT OF BEGINNING.

thence S 04 degrees 41' 05" E 140.67 feet (passing into Outlot 35) along the centerline of a 20 foot easement and through the lands of said Saltcreek Properties LLC to a point and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Plat vol. 19 page 498.

See Holmes County Plat Book 19, page 4531 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
July 14, 2021



Donald C. Baker

P.S. 6938



Parcel Number: 0700697003

**FILE DESCRIPTION**

Holmes County Map Office  
10/26/2021

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