

Description 3.713 acre parcel

Being part of Outlots 22, 35, & 36 in the Village of Millersburg, situated in Lot 46, First Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as all of the lands conveyed to Millersburg Villa Resort, Ltd. in Official Record vol. 30 page 538, PN 0701028001.

Described as follows:

Beginning at a 3/4 inch rebar found on the lot line marking the northeast corner of Outlot 22 the TRUE POINT OF BEGINNING.

thence with the following ELEVEN (11) COURSES:

- 1) S 01 degree 15' 38" W 473.84 feet along Schlabach Builders, Ltd.'s (O.R. 181 page 424) west line to a 3/4 inch rebar found;
- 2) N 88 degrees 29' 53" W 74.89 feet along Deborah K. Black, Successor Co-Trustee and Dennis R. Sigrist, Successor Co-Trustee's (O.R. 277 page 5611) north line to a 5/8 inch rebar found;
- 3) N 31 degrees 06' 28" W 256.40 feet along Millersburg Villa Resort, Ltd.'s (O.R. 193 page 2148) east line to an iron pin set;
- 4) S 58 degrees 53' 31" W 224.24 feet (passing into Outlot 36) along said Millersburg Villa Resort, Ltd.'s (O.R. 193 page 2148 and O.R. 193 page 2152) north line and along Michael D. Hershberger and Melissa R. Hershberger's (O.R. 280 page 2773) north line to an iron pin set;
- 5) N 01 degree 13' 32" E 151.15 feet along Sunshine Villa Limited Partnership's (O.R. 277 page 5644 and O.R. 278 page 4525) east line to an iron pin set;
- 6) N 08 degrees 46' 27" W 97.34 feet along said Sunshine Villa Limited Partnership's east line to an iron pin set;
- 7) N 39 degrees 40' 55" W 44.11 feet along said Sunshine Villa Limited Partnership's north line to an iron pin set;
- 8) N 59 degrees 11' 31" W 119.96 feet along said Sunshine Villa Limited Partnership's north line to an iron pin set;
- 9) N 75 degrees 16' 19" W 124.05 feet (passing into Outlot 35) along said Sunshine Villa Limited Partnership's north line to an iron pin set;
- 10) N 02 degrees 18' 09" E 8.57 feet along said Sunshine Villa Limited Partnership's east line to a 3/4 inch rebar found on the lot line;
- 11) S 88 degrees 44' 44" E 672.36 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 3.713 acres, but subject to all highways and easements of record. Containing 2.347 acres in Outlot 22, 0.058 acres in Outlot 35, and 1.308 acres in Outlot 36.

This parcel is subject to and granted the use of an existing 30 foot easement recorded in Plat vol. 19 page 1984 and Plat vol. 19 page 3571.

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 4949 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
December 23, 2022



Aaron L. Gerber P.S. 8379



Parcel Number: 0701028006

FILE DESCRIPTION
Holmes County Map Office
2/28/2023

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