

Description 0.646 acre parcel – Tract 1

Being part of the Village of Millersburg, situated in Lot 36 of the First Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Jones Street Company, LLC in Official Record vol. 126 page 250, PN 0701784000

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of Lot 36, thence S 88 degrees 32' 41" E 838.68 feet along the lot line and along the Village of Millersburg corporation line to a 5/8 inch rebar found, thence S 08 degrees 19' 59" E 756.69 feet along the west line of Lots 1062 and 1063 of Meadow Glen Subdivision Phase 3 (P. 19 page 3946) and along Lots 1065, 1066, 1067, 1068, and 1069 of Meadow Glen Subdivision Phase 4 (P. 2 page 620) and along Edward J. Miller and Lynne D. Miller (O.R. 274 page 26), Joshua B. Troyer and Brittany N. Troyer (O.R. 272 page 5567), James S. Biltz (O.R. 277 page 1610), Scott T. Akins and Pami J.S. Akins (O.R. 277 page 898), Douglas J. Diemer, Co-Trustee and Miranda R. Diemer, Co-Trustee (O.R. 277 page 2063) and Robert J. Ramseyer's (O.R. 283 page 1106 and O.R. 277 page 1527) west line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) S 08 degrees 19' 59" E 6.41 feet along the west line of said Lot 1069 and along said Ramseyer's west line to a 5/8 inch rebar found;
- 2) S 02 degrees 57' 18" W 211.08 feet along the west line of Lot 1070 of said Meadow Glen Subdivision Phase 4 and along James Franklin Bell, Co-Trustee and Lucy Ann Bell, Co-Trustee's (O.R. 277 page 827) west line to a 5/8 inch rebar found;
- 3) N 87 degrees 59' 00" W 25.56 feet through the lands of said Jones Street Company, LLC to an iron pin set;
- 4) Along a curve to the right having a delta angle of 79 degrees 39' 01", R – 125.00 feet, T – 104.24 feet, Ch. Brg. – N 48 degrees 09' 29" W, Ch. – 160.11 feet through the lands of said Jones Street Company, LLC an arc distance of 173.77 feet to an iron pin set;
- 5) N 08 degrees 19' 59" W 85.85 feet through the lands of said Jones Street Company, LLC to an iron pin set;
- 6) N 81 degrees 40' 01" E 169.00 feet through the lands of said Jones Street Company, LLC to the TRUE POINT OF BEGINNING.

This parcel contains 0.646 acres, but subject to all highways and easements of record. To go to adjoiner.

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 4910 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
December 6, 2022



Aaron L. Gerber P.S. 8379



Parcel Number: 0701784026

FILE DESCRIPTION
Holmes County Map Office
1/25/2023

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