

Description 1.140 acre parcel

Being part of the northeast quarter of Section 20, Knox Township, T-19 N, R-15 W, Holmes County, Ohio.

Described as follows:

Commencing at a point marking the southwest corner of the northeast quarter of Section 20, thence N 86 degrees 30' 09" E 417.52 feet along the quarter section line to a point on the west line of C.R. 23 and on Holmes County Board of Commissioners' (O.R. 277 page 5981) west line, thence N 12 degrees 24' 22" E 112.06 feet along the west line of C.R. 23 and along said Holmes County Board of Commissioners' west line to a point, thence along a curve to the left having a delta angle of 02 degrees 16' 50", R – 1880.00 feet, T – 37.42 feet, Ch. Brg. – N 11 degrees 15' 57" E, Ch. – 74.83 feet along the west line of C.R. 23 and along said Holmes County Board of Commissioners' west line an arc distance of 74.83 feet to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) Along a curve to the right having a delta angle of 13 degrees 14' 29", R – 185.99 feet, T – 21.59 feet, Ch. Brg. – N 47 degrees 51' 47" W, Ch. – 42.89 feet along the north line of Valley Drive and along October Hill Camplot Owners' Association's (D.V. 216 page 875) north line an arc distance of 42.98 feet to a 5/8 inch rebar found;
- 2) N 41 degrees 14' 32" W 234.32 feet along the north line of Valley Drive and along said October Hill Camplot Owners' Association's north line to an iron pin set;
- 3) Along a curve to the right having a delta angle of 02 degrees 36' 08", R – 820.00 feet, T – 18.63 feet, Ch. Brg. – N 39 degrees 56' 28" W, Ch. – 37.24 feet, along the north line of Valley Drive and along said October Hill Camplot Owners' Association's north line an arc distance of 37.24 feet to an iron pin set;
- 4) N 50 degrees 53' 28" E 75.27 feet along Lakeview Holdings, Ltd.'s (O.R. 204 page 2777) south line to a 5/8 inch rebar found;
- 5) N 39 degrees 06' 32" W 24.00 feet along said Lakeview Holdings, Ltd.'s east line to an iron pin set;
- 6) N 50 degrees 53' 28" E 66.00 feet along said Lakeview Holdings, Ltd.'s south line to a 5/8 inch rebar found;
- 7) N 89 degrees 40' 41" E 144.95 feet along said Lakeview Holdings, Ltd.'s south line to a 5/8 inch rebar found on the west line of C.R. 23 and on Holmes County Board of Commissioners' (O.R. 277 page 5981) west line;
- 8) Along a curve to the right having a delta angle of 10 degrees 28' 40" W, R – 1880.00 feet, T – 172.38 feet, Ch. Brg. – S 04 degrees 53' 12" W, Ch. – 343.32 feet along the west line of C.R. 23 and along said Holmes County Board of Commissioners' west line an arc distance of 343.80 feet to the TRUE POINT OF BEGINNING.

This parcel contains 1.140 acres but subject to all highways and easements of record.

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 5234 for survey.

This survey made and description prepared by Aaron L. Gerber, P.S. 8379.

January 16, 2024



Aaron L. Gerber

P.S. 8379



Parcel Number: 1000113001

**FILE DESCRIPTION**

Holmes County Map Office

3/6/2024