

Description 29.850 acre parcel – Tract A

Being part of Lot 2, Second Quarter, T-8 N, R-6 W, Mechanic Township, Holmes County, Ohio, also known as part of the lands conveyed to Levi A. Erb and Susie S. Erb in Official Record vol. 56 page 225, PN 1300217000.

Described as follows:

Commencing at a stone found marking the northeast corner of Lot 2, thence N 88 degrees 54' 37" W 674.25 feet along the lot line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following THIRTEEN (13) COURSES:

- 1) S 03 degrees 46' 19" W 699.18 feet through the lands of said Erb to an iron pin set;
- 2) S 85 degrees 23' 14" W 199.64 feet through the lands of said Erb to an iron pin set;
- 3) S 00 degrees 24' 33" E 515.90 feet through the lands of said Erb to an iron pin set;
- 4) N 89 degrees 23' 37" W 695.72 feet through the lands of said Erb to an iron pin set;
- 5) N 07 degrees 45' 36" W 63.20 feet through the lands of said Erb to an iron pin set;
- 6) N 42 degrees 06' 06" W 55.22 feet through the lands of said Erb to an iron pin set;
- 7) N 70 degrees 27' 15" W 69.45 feet through the lands of said Erb to an iron pin set;
- 8) N 56 degrees 19' 05" W 126.03 feet through the lands of said Erb to an iron pin set;
- 9) N 72 degrees 48' 35" W 54.22 feet through the lands of said Erb to a point on Daniel E. Miller and Edna Miller's (D.V. 281 page 397) east line and in T.R. 122, witnessed by an iron pin set S 72 degrees 48' 35" E 12.90 feet;
- 10) N 14 degrees 21' 11" W 287.22 feet along said Miller's east line and along T.R. 122 to a point;
- 11) N 07 degrees 58' 58" E 264.00 feet along said Miller's east line and along T.R. 122 to a point;
- 12) N 21 degrees 58' 58" E 528.00 feet along said Miller's east line and along T.R. 122 to an iron pin set on the lot line;
- 13) S 88 degrees 54' 37" E 1041.75 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 29.850 acres, but subject to all highways and easements of record.

This parcel is subject to a 30 foot shared common access easement for the purpose of ingress and egress, further described as follows:

Being part of Lot 2, Second Quarter, T-8 N, R-6 W, Mechanic Township, Holmes County, Ohio, also known as part of the lands conveyed to Levi A. Erb and Susie S. Erb in Official Record vol. 56 page 225, PN 1300217000.

Commencing at stone found marking the northeast corner of Lot 2, thence N 88 degrees 54' 37" W 674.25 feet along the lot line to an iron pin set, thence S 03 degrees 46' 19" W 699.18 feet through the lands of said Erb to an iron pin set, thence S 85 degrees 23' 14" W 199.64 feet through the lands of said Erb to an iron pin set, thence S 00 degrees 24' 33" E 15.02 feet through the lands of said Erb to a point on the east line of the above described 29.850 acre parcel the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES along the centerline of said 30 foot shared common access easement:

- 1) S 86 degrees 45' 41" W 227.30 feet through the lands of said Erb to a point;
- 2) S 56 degrees 18' 49" W 85.25 feet through the lands of said Erb to a point;
- 3) S 36 degrees 59' 10" W 352.94 feet through the lands of said Erb to a point;

4) S 32 degrees 41' 26" W 181.02 feet through the lands of said Erb to a point on the south line of the above described 29.850 acre parcel and THERE ENDS.

Also granting the use of a 30 foot shared common access easement for the purpose of ingress and egress, further described as follows:

Being part of Lot 2, Second Quarter, T-8 N, R-6 W, Mechanic Township, Holmes County, Ohio, also known as part of the lands conveyed to Levi A. Erb and Susie S. Erb in Official Record vol. 56 page 225, PN 1300217000.

Commencing at a stone found marking the southeast corner of Lot 2, thence N 89 degrees 23' 37" W 1259.47 feet along the lot line to a stone found, thence N 87 degrees 16' 33" W 507.75 feet along the lot line to a point in T.R. 122, thence N 14 degrees 21' 11" W 361.29 feet along Daniel E. Miller and Edna Miller's (D.V. 281 page 397) east line and along T.R. 122 to a point the TRUE POINT OF BEGINNING.

Thence with the following SEVEN (7) COURSES along the centerline of said 30 foot shared common access easement:

- 1) S 72 degrees 48' 35" E 42.84 feet through the lands of said Erb to a point;
- 2) S 56 degrees 19' 05" E 125.72 feet through the lands of said Erb to a point;
- 3) S 70 degrees 27' 15" E 67.52 feet through the lands of said Erb to a point;
- 4) S 42 degrees 06' 06" E 46.80 feet through the lands of said Erb to a point;
- 5) S 07 degrees 45' 36" E 111.30 feet through the lands of said Erb to a point;
- 6) S 70 degrees 31' 23" E 49.80 feet through the lands of said Erb to a point;
- 7) N 32 degrees 41' 26" E 83.16 feet through the lands of said Erb to a point on the south line of the above described 29.850 acre parcel and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5372 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
June 11, 2024


Donald C. Baker P.S. 6938



PN: 1300217001

FILE DESCRIPTION
Holmes County Map Office
9/3/2024

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