

Description 0.394 acre parcel

Being part of Lots 28 and 31, Fourth Quarter, T-10 N, R-5 W, Paint Township, Holmes County, Ohio, also known as part of Lot 14 in East Holmes Industrial Park Allotment No. 3 (Plat vol. 19 page 2233), also known as part of the lands conveyed to Three 23 Holdings, LLC in Official Record vol. 287 page 210, PN 1500944006.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of Lot 31, thence N 38 degrees 50' 47" W 213.52 feet along Marcus Miller and Ruth Miller's (O.R. 205 page 1582) east line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 38 degrees 50' 47" W 52.20 feet along said Miller's east line to a 5/8 inch rebar found;
- 2) N 67 degrees 51' 31" E 356.53 feet (passing into Lot 28) along Bend Land, LLC's (O.R. 236 page 1916) south line to a 5/8 inch rebar found on Holmes County Board of Commissioners' (D.V. 248 page 986 and D.V. 270 page 164) west line and on the west line of C.R. 672;
- 3) Along a curve to the left having a delta angle of 2 degrees 00' 57", R – 1457.39 feet, T – 25.64 feet, Ch. Brg. – S 09 degrees 21' 04" E, Ch. – 51.27 feet along said Holmes County Board of Commissioners' west line and along the west line of C.R. 672 an arc distance of 51.27 feet to an iron pin set;
- 4) S 67 degrees 51' 31" W 330.18 feet (passing into Lot 31) through the lands of said Three 23 Holdings, LLC to the TRUE POINT OF BEGINNING.

This parcel contains 0.394 acres, but subject to all highways and easements of record. Containing 0.197 acres in Lot 28 and 0.197 acres in Lot 31.
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 5449 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
August 19, 2024



Aaron L. Gerber P.S. 8379



Parcel Number: 1500944024

