

Description 1.026 acre parcel

Being part of Lots 6 and 7, Fourth Quarter, T-10 N, R-7 W, Prairie Township, Holmes County, Ohio, also known as all of the lands conveyed to Hillside Farms & Properties, LLC in Official Record vol. 248 page 6636, PN 1700441000.

Described as follows:

Commencing at a 5/8 inch rebar found on the Greenville Treaty line marking the northwest corner of Lot 6, thence N 81 degrees 09' 33" E 1260.73 feet along the Greenville Treaty line and along the lot line to a 5/8 inch rebar found, thence N 81 degrees 23' 16" E 358.56 feet along the Greenville Treaty line and along the lot line to a R.R. spike found in T.R. 346, thence S 13 degrees 06' 59" E 430.78 feet along Ivan R. Miller and Rosemary Miller's (O.R. 274 page 7041) west line and along T.R. 346 to a 5/8 inch rebar found, thence S 11 degrees 29' 35" E 74.88 feet along said Miller's west line and along T.R. 346 to a 5/8 inch rebar found the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 70 degrees 15' 32" W 30.00 feet.

thence with the following FOUR (4) COURSES:

- 1) S 11 degrees 29' 35" E 169.10 feet (passing into Lot 7) along the centerline of T.R. 346 to a 5/8 inch rebar found, witnessed by an iron pin set S 69 degrees 45' 48" W 37.22 feet;
- 2) S 69 degrees 45' 48" W 265.53 feet along Kay E. Earney, Trustee's (O.R. 241 page 590) north line to a point, witnessed by a 3/4 inch pipe found N 11 degrees 31' 47" W 2.55 feet;
- 3) N 11 degrees 31' 47" W 171.40 feet (passing into Lot 6) along Lavern L. Hershberger and Betty L. Hershberger's (O.R. 227 page 636) east line to a 3/4 inch pipe found;
- 4) N 70 degrees 15' 32" E 265.30 feet along said Hershberger's south line to the TRUE POINT OF BEGINNING.

This parcel contains 1.026 acres, but subject to all highways and easements of record. Containing 0.400 acres in Lot 6 and 0.626 acres in Lot 7.

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 5350 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
July 10, 2024



Aaron L. Gerber P.S. 8379



PPN: 1700441001

FILE DESCRIPTION
Holmes County Map Office
8/16/2024