

Description 64.351 acre parcel

Being part of the northwest quarter of Section 3, Prairie Township, T-13 N, R-13 W, Holmes County, Ohio, also known as all of the lands conveyed to Bands Company, Inc. in Deed vol. 266 page 711, PN 1700619000.

Described as follows:

Beginning at a point at the intersection of S.R. 83, C.R. 193 and Jackson Street and on the Village of Holmesville corporation line marking the southeast corner of the northwest quarter of Section 3 the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 89 degrees 43' 26" W 745.22 feet.

thence with the following TWENTY-EIGHT (28) COURSES:

- 1) S 89 degrees 43' 26" W 2396.91 feet along the quarter section line and along the Village of Holmesville corporation line and partly along Jackson Street to an iron pin set, witnessed by a concrete monument found N 23 degrees 21' 23" W 2.79 feet;
- 2) N 23 degrees 21' 23" W 615.32 feet along The State of Ohio Department of Natural Resources' (D.V. 218 page 554 and D.V. 218 page 558) east line to an iron pin set on the section line;
- 3) N 00 degrees 07' 59" E 93.95 feet along the section line to an iron pin set, witnessed by a 3/4 inch rebar found N 88 degrees 15' 50" E 9.15 feet;
- 4) N 88 degrees 15' 50" E 1103.47 feet along State of Ohio, Dept. of Natural Resources' (D.V. 204 page 465) south line to a 5/8 inch rebar found;
- 5) N 00 degrees 15' 00" W 1016.29 feet along said State of Ohio, Dept. of Natural Resources' east line to a 5/8 inch rebar found;
- 6) N 72 degrees 39' 58" E 547.05 feet along David Scott Swartzentruber and Victoria Darlene Swartzentruber's (O.R. 202 page 1518) south line and along Freedom Road Apostolic Church, Inc.'s (O.R. 210 page 1412) south line to a 5/8 inch rebar found;
- 7) N 72 degrees 38' 58" E 434.44 feet along Craig A. Zimmerly and Gwendolyn A. Zimmerly's (O.R. 264 page 5840) south line to a 5/8 inch rebar found;
- 8) N 60 degrees 46' 33" E 378.11 feet along said Zimmerly's south line to a point on Holmes-Wayne Electric Cooperative, Inc.'s (O.R. 272 page 2294) south line and in S.R. 83, witnessed by an iron pin set S 60 degrees 46' 33" W 50.00 feet;
- 9) S 70 degrees 44' 57" E 14.48 feet along said Holmes-Wayne Electric Cooperative, Inc.'s south line and along S.R. 83 to a point;
- 10) S 64 degrees 23' 34" E 100.04 feet along said Holmes-Wayne Electric Cooperative, Inc.'s south line and along S.R. 83 to a point;
- 11) S 49 degrees 57' 57" E 100.00 feet along said Holmes-Wayne Electric Cooperative, Inc.'s south line and along S.R. 83 to a point;
- 12) S 33 degrees 54' 56" E 100.00 feet along said Holmes-Wayne Electric Cooperative, Inc.'s south line and along S.R. 83 to a point;
- 13) S 19 degrees 19' 44" E 98.80 feet along said Holmes-Wayne Electric Cooperative, Inc.'s south line and along S.R. 83 to a point on the quarter section line;
- 14) S 00 degrees 11' 26" E 167.81 feet along the quarter section line and along S.R. 83 to a point;
- 15) S 80 degrees 12' 30" W 306.79 feet along Village of Holmesville's (O.R. 17 page 454) north line to a point, witnessed by an iron pin set S 26 degrees 22' 28" E 60.00 feet;
- 16) S 72 degrees 24' 09" W 137.46 feet along said Village of Holmesville's north line to a point, witnessed by an iron pin set S 26 degrees 22' 28" E 80.00 feet;

- 17) S 54 degrees 09' 32" W 57.03 feet along said Village of Holmesville's north line to a point, witnessed by a 5/8 inch rebar found S 00 degrees 11' 26" E 80.00 feet;
- 18) S 00 degrees 11' 26" E 374.47 feet along said Village of Holmesville's west line to a 5/8 inch rebar found;
- 19) N 89 degrees 48' 34" E 480.00 feet along said Village of Holmesville's south line to a point on the quarter section line and in S.R. 83, witnessed by a 5/8 inch rebar found S 89 degrees 48' 34" W 18.00 feet;
- 20) S 00 degrees 11' 26" E 237.00 feet along the quarter section line and along S.R. 83 to a point, witnessed by a 5/8 inch rebar found S 88 degrees 32' 57" W 26.26 feet;
- 21) S 88 degrees 32' 57" W 689.15 feet along V.O. Menez & Son, Inc.'s (D.V. 267 page 772) north line to an iron pin set;
- 22) S 00 degrees 06' 54" E 620.12 feet along said V.O. Menez & Son, Inc.'s west line to a 5/8 inch rebar found;
- 23) S 15 degrees 35' 39" E 340.05 feet along Shirley Hines and Shirley Hines nka Shirley Thomas' (D.V. 234 page 918 and O.R. 265 page 2287) west line and along Robert L. Hines and Ramona L. Hines' (O.R. 189 page 223) west line to a 3/4 inch square head pipe found;
- 24) N 88 degrees 35' 40" E 318.33 feet along said Robert L. Hines and Ramona L. Hines, Jesse M. Wardel and Carol A. Wardel (O.R. 259 page 353), and Michael E. Gingerich's (O.R. 223 page 2570) south line to a 3/4 inch pipe found;
- 25) N 88 degrees 32' 59" E 263.88 feet along Clea D. Miller and Henry D. Miller (O.R. 254 page 3877), Marcus A. Troyer (O.R. 248 page 3992), and Lowell D. Miller and Mary S. Miller's (O.R. 254 page 3281) south line to a 1 inch pipe found in S.R. 83;
- 26) N 01 degrees 11' 20" W 330.00 feet along said Lowell D. Miller and Mary S. Miller's east line and along S.R. 83 to a 5/8 inch rebar found on said V.O. Menez & Son, Inc.'s south line;
- 27) N 88 degrees 32' 57" E 23.16 feet along said V.O. Menez & Son, Inc.'s south line to a point on the quarter section line and in S.R. 83;
- 28) S 00 degrees 11' 26" E 360.70 feet along the quarter section line and along S.R. 83 to the TRUE POINT OF BEGINNING.

This parcel contains 64.351 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.

See Holmes County Plat Book 19, page 4461 for survey.  
 This survey made and description prepared by Aaron L. Gerber, P.S. 8379.  
 June 28, 2021

  
 Aaron L. Gerber P.S. 8379



Parcel Number: 1700619007

**FILE DESCRIPTION**  
 Holmes County Map Office  
 7/30/2021