

Description 4.339 acre parcel

Being a part of the northeast and southeast quarters of Section 3, Richland Township, T-8 N, R-9 W, Holmes County, Ohio, also known as part of the lands conveyed to EMiller Holdings, LLC in Official Record vol. 270 page 946, PN 2100270000 and PN 2100269000.

Described as follows:

Beginning at a mag nail found in S.R. 520 marking the southwest corner of the northeast quarter of Section 3 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 01 degrees 03' 45" W 12.09 feet.

thence with the following SIX (6) COURSES:

- 1) N 83 degrees 24' 00" E 131.50 feet along the centerline of S.R. 250 to a point;
- 2) N 75 degrees 41' 00" E 144.60 feet along the centerline of S.R. 250 to a point;
- 3) N 56 degrees 41' 00" E 74.81 feet along the centerline of S.R. 250 to a point, witnessed by an iron pin set S 01 degrees 03' 45" W 40.65 feet;
- 4) S 01 degrees 03' 45" W 635.09 feet (passing into the southeast quarter of Section 3) through the lands of said EMiller Holdings, LLC to an iron pin set;
- 5) N 88 degrees 56' 14" W 331.49 feet through the lands of said EMiller Holdings, LLC to an iron pin set on the quarter section line;
- 6) N 01 degrees 03' 45" E 536.96 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 4.339 acres, but subject to all highways and easements of record. Containing 0.263 acres in the northeast quarter of Section 3 and 4.076 acres in the southeast quarter of Section 3.

The grantors reserve unto themselves, their heirs and assigns, a 20 foot secondary easement for the purpose of ingress, egress and general utilities, and further described as follows:

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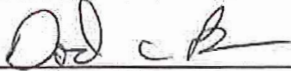
Commencing at a mag nail found in S.R. 520 marking the southwest corner of the northeast quarter of Section 3, thence N 83 degrees 24' 00" E 24.67 feet along the centerline of S.R. 250 to a point the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES along the centerline of said 20 foot secondary easement:

- 1) S 14 degrees 41' 56" E 127.26 feet (passing into the southeast quarter of Section 3) through the lands of said EMiller Holdings, LLC to a point;
- 2) S 30 degrees 12' 02" E 57.22 feet through the lands of said EMiller Holdings, LLC to a point;
- 3) S 42 degrees 25' 05" E 169.83 feet through the lands of said EMiller Holdings, LLC to a point;
- 4) S 49 degrees 01' 46" E 164.15 feet through the lands of said EMiller Holdings, LLC to a point and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Bearings from O.R. vol. 270 page 946.

See Holmes County Plat Book 19, page 3996 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 19, 2019



Donald C. Baker

P.S. 6938



Parcel Number: 2100270001

FILE DESCRIPTION

Holmes County Map Office

1/31/2020

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