

Description 0.206 acre parcel

Being part of Out Lot 4 of the Village of Millersburg and situated in Section 12, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Karren L. Leppla, Steven C. Leppla and Kevin A. Leppla in Official Record vol. 100 page 568, PN 0700625000.

Described as follows:

Commencing at a point at the northwest corner of Out Lot 5, thence S 23 degrees 09' 26" E 7.73 feet along the west line of said Out Lot 5 to a point on the south line of E. Jackson Street, thence S 60 degrees 26' 11" W 68.51 feet along the south line of E. Jackson Street and along Phillip Ritchey and Evelyn Louise Ritchey's (D.V. 167 page 345) north line to a point, thence S 55 degrees 32' 51" W 60.00 feet along the south line of E. Jackson Street and along Lisa Ann Sayre's (O.R. 43 page 126 and O.R. 230 page 2379) north line to a point the TRUE POINT OF BEGINNING, witnessed by a 3/4 inch rebar found S 30 degrees 27' 17" E 0.67 feet.

thence with the following FOUR (4) COURSES:

- 1) S 30 degrees 27' 17" E 179.73 feet along said Sayre's west line to a 3/4 inch rebar found;
- 2) S 54 degrees 54' 22" W 50.00 feet along David M. Gerber and Marcia K. Gerber's (D.V. 231 page 501) north line to a 5/8 inch rebar found;
- 3) N 30 degrees 28' 05" W 180.29 feet along David P. Mackey and Teresa R. Mackey's (O.R. 196 page 1077 and O.R. 198 page 1031) east line to a 5/8 inch rebar found on the south line of E. Jackson Street;
- 4) N 55 degrees 32' 51" E 50.00 feet along the south line of E. Jackson Street to the TRUE POINT OF BEGINNING.

This parcel contains 0.206 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".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83 (2011 adjustment).

See Holmes County Plat Book 19, page 5941 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
September 23, 2026

Donald C. Baker P.S. 6938



PPN: 0700625001