

Description 0.173 acre parcel

Being part of Lot 195 in the Village of Millersburg, situated in part of Section 12, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Lamar D. Steiner and Laticia D. Steiner in Official Record vol. 289 page 4714, PN 0701298000.

Described as follows:

Beginning at an iron pin set on the east line of N. Washington Street marking the southwest corner of said Lot 195 the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 01 degree 59' 04" E 57.35 feet along the east line of N. Washington Street and along the west line of said Lot 195 to an iron pin set;
- 2) S 87 degrees 56' 44" E 132.07 feet along Marilyn J. Fath and William R. Fath's (O.R. 285 page 2674) south line to an iron pin set in the center of a 10 foot drive and on the east line of said Lot 195 and on the west line of Lot 402 in the Village of Millersburg and on Ferra D. Smith's (O.R. 96 page 335 and O.R. 254 page 4808) west line;
- 3) S 01 degree 59' 04" W 57.03 feet along the centerline of said 10 foot drive and along the west line of said Lot 402 and the east line of said Lot 195 and along said Smith's west line to a mag nail set;
- 4) N 88 degrees 04' 56" W 132.07 feet along the north line of Lot 196 in the Village of Millersburg and along the south line of said Lot 195 and along Jody S. Proper's (O.R. 281 page 325) north line and partly along the north line of a 10 foot alley (aka Canary Alley) to the TRUE POINT OF BEGINNING.

This parcel contains 0.173 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, 2011 adjustment.

See Holmes County Plat Book 19, page 5571 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
May 12, 2025


Donald C. Baker P.S. 6938



Parcel Number: 0701298001

FILE DESCRIPTION

Holmes County Map Office

6/11/2025