

Description 15.895 acre parcel

Being part of Lot 950 in Pleasant View Glass Plant Addition Replat No. 1 (P. 2 page 635) in the Village of Millersburg, situated in Lots 42 and 47, First Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Grandview Property Holdings, LLC in Official Record vol. 289 page 2850, PN 0701668040.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of Lot 42, thence S 88 degrees 09' 46" E 111.22 feet along the lot line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 88 degrees 09' 46" E 16.56 feet.

thence with the following THIRTY-EIGHT (38) COURSES:

- 1) S 88 degrees 09' 46" E 300.55 feet along the lot line to a 5/8 inch rebar found;
- 2) Along a curve to the left having a delta angle of 01 degree 31' 15", R – 6625.55 feet, T – 87.94 feet, Ch. Brg. – S 03 degrees 49' 35" E, Ch. – 175.86 feet along Grandview Property Holdings, LLC's (O.R. 290 page 1608) west line and along the west line of Lot 18 in Block 5 of Pleasant View Glass Plant Addition an arc distance of 175.86 feet to a 5/8 inch rebar found;
- 3) N 88 degrees 09' 46" W 122.65 feet through the lands of said Grandview Property Holdings, LLC (O.R. 289 page 2850) and partly along the north line of Phase 3 Trails Edge Estates Planned Unit Development (Plat vol. 2 page 662) to a point;
- 4) N 05 degrees 05' 27" W 46.62 feet through the lands of said Grandview Property Holdings, LLC to a point;
- 5) S 84 degrees 54' 33" W 105.00 feet through the lands of said Grandview Property Holdings, LLC to a point;
- 6) S 05 degrees 05' 27" E 172.77 feet through the lands of said Grandview Property Holdings, LLC to a point;
- 7) S 87 degrees 56' 24" E 128.16 feet through the lands of said Grandview Property Holdings, LLC to a point;
- 8) S 00 degrees 48' 20" W 105.00 feet through the lands of said Grandview Property Holdings, LLC to a point;
- 9) S 87 degrees 56' 24" E 129.77 feet through the lands of said Grandview Property Holdings, LLC to a point;
- 10) N 01 degree 30' 03" W 105.18 feet through the lands of said Grandview Property Holdings, LLC to a point;
- 11) S 87 degrees 56' 24" E 134.68 feet through the lands of said Grandview Property Holdings, LLC and along the south line of said Phase 3 Trails Edge Estates Planned Unit Development and along Sycamore Lane to a point;
- 12) S 00 degrees 48' 20" W 349.84 feet along said Grandview Property Holdings, LLC's (O.R. 285 page 4628 and O.R. 285 page 2414) west line and along the west line of Phase 2 Trails Edge Estates Planned Unit Development (Plat vol. 2 page 648) and along the west line of Phase 1 Trails Edge Estates Planned Unit Development (Plat vol. 2 page 644) to a point;
- 13) S 89 degrees 56' 07" W 92.26 feet through the lands of said Grandview Property Holdings, LLC (O.R. 289 page 2850) to a point in Beech Avenue;
- 14) S 13 degrees 20' 47" E 102.74 feet through the lands of said Grandview Property Holdings, LLC and along the centerline of Beech Avenue to a point;
- 15) N 89 degrees 56' 07" E 143.13 feet through the lands of said Grandview Property Holdings, LLC to a point;

- 16) S 00 degrees 48' 20" W 25.00 feet along Debra K. Kandel's (O.R. 223 page 634) west line to a 5/8 inch rebar found;
- 17) N 89 degrees 56' 07" E 175.00 feet along said Kandel's (D.V. 260 page 405 and O.R. 223 page 634) south line and along the south line of Lot 8 in Block 14 of Pleasant View Glass Plant Addition to a 5/8 inch rebar found on the west line of Garrison Alley;
- 18) S 00 degrees 48' 20" W 150.00 feet along the west line of Garrison Alley to a 5/8 inch rebar found;
- 19) S 89 degrees 56' 07" W 175.00 feet along Grandview Property Holdings, LLC's (O.R. 286 page 3317) north line and along the north line of Lot 12 in Block 14 of Pleasant View Glass Plant Addition to a 5/8 inch rebar found;
- 20) S 00 degrees 48' 20" W 100.01 feet along said Grandview Property Holdings, LLC's (O.R. 286 page 3317) west line and along the west line of Cary Street to a 5/8 inch rebar found;
- 21) N 89 degrees 56' 07" E 125.00 feet along the south line of Cary Street to a 5/8 inch rebar found;
- 22) S 00 degrees 48' 20" W 50.00 feet along Utility Pipeline, Ltd.'s (O.R. 287 page 483) west line to a 5/8 inch rebar found;
- 23) N 89 degrees 56' 07" E 50.00 feet along the south line of said Utility Pipeline, Ltd. to a 5/8 inch rebar found on the west line of Garrison Alley;
- 24) S 00 degrees 48' 20" W 250.00 feet along the west line of Garrison Alley to a 5/8 inch rebar found on the lot line;
- 25) S 89 degrees 56' 07" W 200.00 feet (passing into Lot 47) along the north line of Koch Street to a 5/8 inch rebar found;
- 26) S 00 degrees 48' 20" W 17.83 feet along the west line of Koch Street to a 5/8 inch rebar found on ATX Ventures, LLC's (O.R. 277 page 1886) east line;
- 27) Along a curve to the right having a delta angle of 00 degrees 10' 03", R – 8796.75 feet, T – 12.86 feet, Ch. Brg. – N 14 degrees 37' 36" W, Ch. – 25.71 feet along said ATX Ventures, LLC's east line an arc distance of 25.72 feet to a 5/8 inch rebar found on the lot line;
- 28) N 88 degrees 05' 03" W 267.54 feet along the lot line to a mag nail found marking the southwest corner of Lot 42;
- 29) N 14 degrees 17' 43" W 20.93 feet along the lot line and along the Village of Millersburg corporation line to a mag nail found;
- 30) N 43 degrees 39' 14" W 247.06 feet along the lot line and along said corporation line to a 5/8 inch rebar found;
- 31) N 59 degrees 56' 49" W 129.49 feet along the lot line and along said corporation line to a 5/8 inch rebar found;
- 32) N 05 degrees 32' 01" W 45.69 feet along the lot line and along said corporation line to a 5/8 inch rebar found;
- 33) N 35 degrees 16' 11" W 187.00 feet along the lot line and along said corporation line to a 5/8 inch rebar found;
- 34) N 03 degrees 15' 43" E 195.33 feet along the lot line and along said corporation line to a 5/8 inch rebar found;
- 35) N 16 degrees 07' 03" E 240.02 feet along the lot line and along said corporation line to a 5/8 inch rebar found;
- 36) N 15 degrees 40' 47" E 184.32 feet along the lot line and along said corporation line to a 5/8 inch rebar found;
- 37) N 21 degrees 50' 14" E 100.16 feet along the east line of a gap area to a 5/8 inch rebar found;
- 38) Along a curve to the right having a delta angle of 01 degree 29' 54", R – 6925.05 feet, T – 90.55 feet, Ch. Brg. – N 03 degrees 36' 09" W, Ch. – 181.09 feet along the

east line of a gap area an arc distance of 181.09 feet to the TRUE POINT OF BEGINNING.

This parcel contains 15.895 acres, but subject to all highways and easements of record. Containing 15.877 acres in Lot 42 and 0.018 acres in Lot 47.

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 5542 for survey.  
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.  
March 26, 2025

  
\_\_\_\_\_  
Aaron L. Gerber                      P.S. 8379



Parcel Number: 0701668052

**FILE DESCRIPTION**  
Holmes County Map Office  
4/29/2025