

Description 1.516 acre parcel

Being a part of Lot 32, First Quarter, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as part of the lands conveyed to Mark A. Lowe and Stephanie R. Lowe in Official Record vol. 278 page 4198, PN 0600322000.

Described as follows:

Commencing at a stone found marking the northeast corner of Lot 32, thence N 88 degrees 19' 26" W 754.17 feet along the lot line to a 1 inch rebar found, thence S 01 degrees 57' 12" E 269.84 feet along the west line of Lot 1 of Far View Acres Allotment No. 1 (Plat vol. 2 page 289) and along Reuben M. Schlabach and Sara Etta Schlabach's (O.R. 254 page 7061) west line to a 5/8 inch rebar found, thence N 73 degrees 05' 24" W 108.07 feet along Mark A. Lowe and Stephanie R. Lowe's (O.R. 12 page 584) north line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) S 27 degrees 28' 37" W 220.19 feet along said Lowe's (O.R. 12 page 584) west line to a 5/8 inch rebar found;
- 2) S 15 degrees 13' 43" W 84.63 feet along said Lowe's (O.R. 12 page 584) west line to a 5/8 inch rebar found on Brodie DeHass' (O.R. 246 page 1043) north line;
- 3) N 77 degrees 10' 38" W 25.00 feet along said DeHass' north line to a 5/8 inch rebar found;
- 4) N 44 degrees 48' 23" W 236.78 feet along Lowe Investment Properties, LLC's (O.R. 278 page 4201) east line to an iron pin set;
- 5) N 35 degrees 44' 09" E 291.98 feet through the lands of said Lowe (O.R. 278 page 4198) to an iron pin set;
- 6) S 50 degrees 03' 59" E 146.91 feet through the lands of said Lowe (O.R. 278 page 4198) to an iron pin set;
- 7) S 39 degrees 06' 23" E 50.55 feet through the lands of said Lowe (O.R. 278 page 4198) to the TRUE POINT OF BEGINNING.

This parcel contains 1.516 acres, but subject to all highways and easements of record.

This parcel is subject to an existing 50 foot easement, recorded in Plat vol. 16 page 788.

This parcel is also granted an existing 50 foot perpetual right-of-way to be shared with others for ingress and egress as described in O.R. 278 page 4198, and further described as follows:

Commencing at a stone found marking the northeast corner of Lot 32, thence N 88 degrees 19' 26" W 754.17 feet along the lot line to a 1 inch rebar found, thence S 01 degrees 57' 12" E 269.84 feet along the west line of Lot 1 of Far View Acres Allotment No. 1 (Plat vol. 2 page 289) and along Reuben M. Schlabach and Sara Etta Schlabach's (O.R. 254 page 7061) west line to a 5/8 inch rebar found, thence S 01 degrees 57' 12" E 299.80 feet along the west line of Lot 1 of said Far View Acres Allotment No. 1 and along said Schlabach's west line to a 5/8 inch rebar found, thence N 77 degrees 10' 38" W 243.51 feet along Brodie DeHass's (O.R. 246 page 1043) north line to a 5/8 inch rebar found, thence N 77 degrees 10' 38" W 25.00 feet along said DeHass's north line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

Thence with the following THREE (3) COURSES along the centerline of said 50 foot Perpetual right-of-way:

- 1) S 14 degrees 21' 42" W 45.27 feet to a point;

2) S 01 degrees 58' 12" W 99.68 feet to a point;

3) S 18 degrees 01' 33" W 100.00 feet to a point in the center of P.R. 340 (P. 2-289) and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

See Holmes County Plat Book 19, page 4547 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
October 8, 2021

Donald C. Baker P.S. 6938



Parcel Number: 0600322003

FILE DESCRIPTION
Holmes County Map Office
11/9/2021

2 of 2