

Description 0.889 acre parcel

Being part of the northwest quarter of Fractional Section 15, T-9 N, R-6 W, Hardy Township, Holmes County, Ohio, also known as all of the lands conveyed to Sharon L. Ross Trustee in Official Record vol. 289 page 1203, PN 0600546000 and PN 0600545000.

Described as follows:

Commencing at an iron pin set marking the southeast corner of the northwest quarter of Fractional Section 15, thence N 00 degrees 40' 08" E 402.83 feet along the quarter section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) N 86 degrees 20' 01" W 156.44 feet along the north line of Lot 2 of Breezewood Acres Allotment (Plat vol. 4 page 114) and along Ten Twenty Three Investments, LLC's (O.R. 282 page 4842) north line to a 5/8 inch rebar found;
- 2) N 39 degrees 43' 14" W 123.00 feet along the east line of T.R. 321 aka Breezewood Drive and along Roman D. Schlabach and Fannie E. Schlabach's (last known owners) (D.V. 155 page 205 and D.V. 156 page 203) east line to a point on Douglas Banbury, Co-Trustee, Jill Shawd, Co-Trustee, and Julie Robinson, Co-Trustee's (O.R. 271 page 7000) south line and in T.R. 319, witnessed by an iron pin set S 39 degrees 43' 14" E 23.04 feet;
- 3) N 55 degrees 23' 41" E 183.92 feet along said Banbury, Shawd, and Robinson's south line and along T.R. 319 to a point;
- 4) N 55 degrees 03' 40" E 105.50 feet along said Banbury, Shawd, and Robinson's south line and along T.R. 319 to a point on the quarter section line, witnessed by an iron pin set S 00 degrees 40' 08" W 27.96 feet;
- 5) S 00 degrees 40' 08" W 269.50 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 0.889 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 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5371 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 11, 2024

Donald C. Baker P.S. 6938



Parcel Number: 0600546001

FILE DESCRIPTION
Holmes County Map Office
8/28/2024