

Description 26.677 acre parcel

Being part of the southeast and southwest quarters of Fractional Section 15, Hardy Township, T-9 N, R-6 W, Holmes County, Ohio, also known as the remainder of the lands conveyed to Tootzi C. Snyder, Trustee in Official Record vol. 286 page 3145, PN 0600152001 and PN 0600978000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of the southwest quarter of Fractional Section 15, thence S 88 degrees 58' 54" E 1286.70 feet (passing into the southeast quarter of Fractional Section 15) along the section line to a stone found the TRUE POINT OF BEGINNING.

thence with the following TWENTY-SIX (26) COURSES:

- 1) N 24 degrees 06' 26" E 351.18 feet along Ronda P. Steimel, Trustee's (O.R. 96 page 501) east line to a 5/8 inch rebar found;
- 2) S 67 degrees 01' 25" W 374.19 feet along said Steimel's north line to a 5/8 inch rebar found;
- 3) N 83 degrees 00' 50" W 497.89 feet along said Steimel's north line to a 5/8 inch rebar found;
- 4) N 42 degrees 08' 20" W 150.02 feet along said Steimel's east line to a 5/8 inch rebar found;
- 5) N 26 degrees 01' 58" W 195.13 feet (passing into the southwest quarter of Fractional Section 15) along said Steimel's east line to a 5/8 inch rebar found on Julie A. Kick and Albert J. Miller's (O.R. 254 page 573) south line;
- 6) N 48 degrees 20' 32" E 494.15 feet (passing into the southeast quarter of Fractional Section 15) along said Kick and Miller's south line to a 1 inch pipe found;
- 7) N 36 degrees 21' 19" E 380.24 feet along Jane Hall's (O.R. 246 page 4691) east line to a point in the center of C.R. 623, witnessed by a 3/4 inch pipe found S 36 degrees 21' 19" W 31.30 feet;
- 8) S 67 degrees 59' 15" E 148.07 feet along the centerline of C.R. 623 to a point;
- 9) S 71 degrees 19' 56" E 100.00 feet along the centerline of C.R. 623 to a point;
- 10) S 80 degrees 39' 56" E 100.00 feet along Snyder Brothers Property, LLC's (O.R. 240 page 2073) south line and along World Fuel Services, Inc.'s (O.R. 278 page 6900) south line and along C.R. 623 to a point;
- 11) N 83 degrees 30' 04" E 85.00 feet along said World Fuel Services, Inc.'s south line and along C.R. 623 to a point, witnessed by a 5/8 inch rebar found S 26 degrees 49' 45" E 34.47 feet;
- 12) S 26 degrees 49' 45" E 225.72 feet along OH39 LLC's (O.R. 273 page 7020) west line to a 5/8 inch rebar found;
- 13) N 62 degrees 57' 23" E 51.48 feet along said OH39 LLC's south line to a 5/8 inch rebar found;
- 14) N 56 degrees 59' 23" E 58.76 feet along said OH39 LLC's south line to a 5/8 inch rebar found;
- 15) N 50 degrees 50' 33" E 68.94 feet along said OH39 LLC's south line to a 5/8 inch rebar found;
- 16) N 43 degrees 31' 18" E 54.90 feet along said OH39 LLC's east line to a 5/8 inch rebar found;
- 17) N 35 degrees 35' 20" E 70.80 feet along said OH36 LLC's east line to a 5/8 inch rebar found;
- 18) N 30 degrees 20' 08" E 150.52 feet along said OH39 LLC's east line to a point on OH39 LLC's (O.R. 276 page 1607) south line and in C.R. 623, witnessed by a 5/8 inch rebar found S 30 degrees 20' 08" W 55.49 feet;

- 19) N 71 degrees 18' 32" E 56.98 feet along said OH39 LLC's south line and along C.R. 623 to a point;
- 20) S 33 degrees 20' 26" W 65.24 feet to an iron pin set in C.R. 623;
- 21) N 75 degrees 24' 07" E 90.61 feet along C.R. 623 to a point, witnessed by an iron pin set S 33 degrees 25' 24" W 51.66 feet;
- 22) S 33 degrees 25' 24" W 393.76 feet along Holmes Siding Contractors, Ltd.'s (O.R. 270 page 2501) west line to a 5/8 inch rebar found;
- 23) S 06 degrees 33' 57" W 186.86 feet along Loren A. Hershberger and Jennifer L. Hershberger's (D.V. 280 page 153) west line to a 5/8 inch rebar found;
- 24) S 65 degrees 50' 13" E 439.82 feet along said Hershberger's south line to an iron pin set on Joel J. Coblenz, Co-Trustee and Jennifer M. Coblenz, Co-Trustee's (O.R. 200 page 1060) west line;
- 25) S 24 degrees 20' 50" W 518.89 feet along said Coblenz's west line to an iron pin set on the section line;
- 26) S 89 degrees 21' 44" W 588.62 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 26.677 acres but subject to all highways and easements of record. Containing 0.003 acres in the southwest quarter of Fractional Section 15 and 26.674 acres in the southeast quarter of Fractional Section 15.

This parcel is subject to an existing 50 foot easement, recorded in Deed vol. 280 page 153.

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 5139 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
September 29, 2023

Donald C. Baker P.S. 6938



Parcel Number: 0600978002

FILE DESCRIPTION
Holmes County Map Office
11/3/2023