

Description 0.596 acre parcel

Being part of the northwest quarter of Section 14, Killbuck Township, T-8 N, R-7 W, Holmes County, Ohio, also known as part of the lands conveyed to James T. Flynn in Deed vol. 173 page 515 and Deed vol. 191 page 826 and Official Record vol. 221 page 943, PN 0800242000.

Described as follows:

Commencing at a stone found marking the northeast corner of the northwest quarter of Section 14, thence N 88 degrees 31' 14" W 178.00 feet along the section line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 01 degrees 26' 46" W 1295.25 feet along Holmes Woodland Inc's (O.R. 44 page 55) west line and along James T. Flynn's (O.R. 182 page 3194 and O.R. 221 page 939) west line to a point on Allen R. Fox and Julia M. Fox's (D.V. 233 page 82) north line and in C.R. 35, witnessed by a 5/8 inch rebar found N 01 degrees 26' 46" E 23.63 feet;
- 2) S 74 degrees 22' 46" W 20.92 feet along said Fox's north line and along C.R. 35 to a point, witnessed by a mag nail set N 01 degrees 26' 46" E 30.00 feet;
- 3) N 01 degrees 26' 46" E 1301.40 feet along said Fox's east line to a 5/8 inch rebar found on the section line;
- 4) S 88 degrees 31' 14" E 20.00 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 0.596 acres but subject to all highways and easements of record. To go to adjoiner.

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.

See Holmes County Plat Book 19, page 4410 for survey.

This survey made and description prepared by Aaron L. Gerber, P.S. 8379.

April 28, 2021

Aaron L. Gerber

P.S. 8379



Parcel Number: 0800242001

FILE DESCRIPTION

Holmes County Map Office

5/28/2021