

Description 70.384 acre parcel

Being part of Lots 14 and 17, First Quarter, T-9 N, R-9 W, Knox Township, Holmes County, Ohio, also known as part of the lands conveyed to HCECF Holdings, LLC in Official Record vol. 280 page 2968, PN 1100262000, PN 1100262001, PN 1100260000.

Described as follows:

Beginning at a stone found marking the northwest corner of Lot 14 the TRUE POINT OF BEGINNING.

thence with the following SEVENTEEN (17) COURSES:

- 1) S 88 degrees 18' 49" E 787.38 feet along the lot line to an iron pin set;
- 2) S 01 degrees 36' 08" W 1695.19 feet through the lands of said HCECF Holdings, LLC to an iron pin set on the lot line;
- 3) N 88 degrees 19' 13" W 778.11 feet along the lot line to a stone found marking the southwest corner of Lot 14 and the southeast corner of Lot 17;
- 4) N 88 degrees 05' 24" W 1249.73 feet along the lot line to an iron pin set;
- 5) N 01 degrees 14' 34" E 446.94 feet (passing into Lot 17) through the lands of said HCECF Holdings, LLC to an iron pin set;
- 6) S 83 degrees 39' 15" W 745.80 feet through the lands of said HCECF Holdings, LLC to an iron pin set;
- 7) S 77 degrees 41' 09" W 315.14 feet through the lands of said HCECF Holdings, LLC to an iron pin set;
- 8) N 85 degrees 39' 58" W 150.26 feet through the lands of said HCECF Holdings, LLC to an iron pin set;
- 9) N 73 degrees 55' 30" W 157.93 feet through the lands of said HCECF Holdings, LLC to a point on the lot line and in T.R. 213, witnessed by an iron pin set S 73 degrees 55' 30" E 19.06 feet;
- 10) N 01 degrees 51' 36" E 51.58 feet along the lot line and along T.R. 213 to a point, witnessed by an iron pin set S 73 degrees 55' 30" E 19.98 feet;
- 11) S 73 degrees 55' 30" E 165.46 feet through the lands of said HCECF Holdings, LLC to an iron pin set;
- 12) S 85 degrees 39' 58" E 137.80 feet through the lands of said HCECF Holdings, LLC to an iron pin set;
- 13) N 77 degrees 41' 09" E 310.43 feet through the lands of said HCECF Holdings, LLC to an iron pin set;

- 14) N 83 degrees 39' 15" E 755.07 feet through the lands of said HCECF Holdings, LLC to an iron pin set;
- 15) N 01 degrees 14' 34" E 836.98 feet through the lands of said HCECF Holdings, LLC to a stone found;
- 16) S 88 degrees 15' 49" E 1250.77 feet along Ronald M. Michalovich, Jr. and E. Renee Michalovich's (D.V. 266 page 138) south line to a point on the lot line, witnessed by a 3/4 inch rod found N 88 degrees 15' 49" W 1.38 feet;
- 17) N 01 degrees 17' 20" E 357.18 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 70.384 acres, but subject to all highways and easements of record. Containing 30.462 acres in Lot 14 and 39.922 acres in Lot 17.

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 4778 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
July 26, 2022

Donald C. Baker

P.S. 6938



Parcel Number: 1100262002

**FILE DESCRIPTION**

Holmes County Map Office  
8/26/2022