

Description 76.263 acre parcel

Being part of the northwest quarter of Section 24, Knox Township, T-9 N, R-9 W, Holmes County, Ohio, also known as part of the lands conveyed to Shawn A. Young in Deed vol. 262 page 513, PN 1100530000.

Described as follows:

Beginning at a R.R. spike found in S.R. 520 marking the southwest corner of the northwest quarter of Section 24 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 88 degrees 23' 09" E 47.52 feet.

thence with the following TWELVE (12) COURSES:

- 1) N 01 degrees 44' 50" E 1308.76 feet along the section line to an iron pin set;
- 2) S 79 degrees 21' 29" E 121.23 feet along Shawn A. Young's (O.R. 1 page 47) south line to a 5/8 inch rebar found;
- 3) S 86 degrees 21' 43" E 373.54 feet along said Young's (O.R. 1 page 47) south line to a 5/8 inch rebar found;
- 4) N 20 degrees 26' 37" E 72.76 feet along said Young's (O.R. 173 page 1755) east line to a 5/8 inch rebar found;
- 5) N 45 degrees 46' 59" W 526.64 feet along said Young's (O.R. 173 page 1755) north line to a 5/8 inch rebar found;
- 6) N 72 degrees 03' 33" W 132.59 feet along said Young's (O.R. 173 page 1755) north line to a 5/8 inch rebar found;
- 7) S 51 degrees 36' 26" W 0.84 feet along said Young's (O.R. 1 page 47) north line to an iron pin set on the section line;
- 8) N 01 degrees 44' 50" E 685.98 feet along the section line to a point on Timothy Stitzlein's (O.R. 275 page 4665) south line, witnessed by an iron pin set S 01 degrees 44' 50" W 24.96 feet;
- 9) N 69 degrees 52' 52" E 664.37 feet along said Stitzlein's south line to a 5/8 inch rebar found on the section line;
- 10) S 87 degrees 30' 27" E 698.49 feet along the section line to a 5/8 inch rebar found;
- 11) S 01 degrees 09' 19" W 2659.99 feet along Christopher Drake and Gina M. Drake's (O.R. 227 page 2133) west line and along said Young's (PN 1100528000 and PN 1100528001) west line and along Mary Ann Stumbo's (O.R. 275 page 4659) west line to a 5/8 inch rebar found on the quarter section line;
- 12) N 88 degrees 23' 09" W 1342.49 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 76.263 acres but subject to all highways and easements of record.

This parcel is subject to an existing 50 foot easement recorded in Plat vol. 13 page 155 and an existing 50 foot easement recorded in Plat vol. 16 page 620.

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 4913 for survey.

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

February 24, 2022

Aaron L. Gerber

P.S. 8379



Parcel Number: 1100530002

FILE DESCRIPTION

Holmes County Map Office

1/27/2023

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