

Description 54.432 acre parcel

Being part of Lot 32, Second Quarter, Mechanic Township, T-8 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to William J. Dugan, Trustee of the William V. Dugan Family Trust in Official Record vol. 277 page 5827, PN 1300077001.

Described as follows:

Beginning at 5/8 inch rebar found in C.R. 58 marking the southeast corner of Lot 32 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 88 degrees 16' 14" W 36.60 feet.

thence with the following ELEVEN (11) COURSES:

- 1) N 88 degrees 16' 14" W 2701.29 feet along the lot line to a 3/4 inch pipe found marking the southwest corner of Lot 32;
- 2) N 01 degrees 16' 22" E 980.38 feet along the lot line to a 5/8 inch rebar found;
- 3) S 89 degrees 00' 54" E 611.50 feet through the lands of said Dugan to an iron pin set;
- 4) N 57 degrees 48' 30" E 325.28 feet through the lands of said Dugan to an iron pin set;
- 5) S 87 degrees 57' 22" E 300.58 feet through the lands of said Dugan to an iron pin set;
- 6) S 60 degrees 19' 59" E 359.30 feet through the lands of said Dugan to an iron pin set;
- 7) S 51 degrees 54' 36" E 598.33 feet through the lands of said Dugan to an iron pin set;
- 8) S 88 degrees 16' 14" E 191.34 feet through the lands of said Dugan to an iron pin set;
- 9) S 08 degrees 39' 20" W 143.93 feet through the lands of said Dugan to a point, witnessed by an iron pin set S 88 degrees 16' 14" E 27.28 feet;
- 10) S 88 degrees 16' 14" E 547.23 feet through the lands of said Dugan to a point on the lot line and in C.R. 58, witnessed by an iron pin set N 88 degrees 16' 14" W 38.30 feet;
- 11) S 00 degrees 58' 03" W 502.27 feet along the lot line and along C.R. 58 to the TRUE POINT OF BEGINNING.

This parcel contains 54.432 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 Surveying LLC".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

See Holmes County Plat Book 2, page 625 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 21, 2021



Donald C. Baker P.S. 6938



Parcel Number: 1300077007

FILE DESCRIPTION
Holmes County Map Office
2/7/2022

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