

Description 11.096 acre parcel

Being part of Fractional Section 22, T-17 N, R-14 W, Monroe Township, Holmes County, Ohio, also known as all of the lands conveyed to John W. Baker in Official Record vol. 247 page 4393, PN 1400022000 and PN 1400023000.

Described as follows:

Commencing at a 3/4 inch rebar found marking the northwest corner of Fractional Section 22, thence S 89 degrees 14' 32" E 1776.06 feet along the section line to a point in the center of T.R. 261, thence S 00 degrees 25' 16" W 274.97 feet along T.R. 261 and along Gary Way and Ruthann Way's (O.R. 69 page 11) east line to a point the TRUE POINT OF BEGINNING, witnessed by a 3/4 inch rebar found S 85 degrees 40' 41" E 28.25 feet.

thence with the following FOURTEEN (14) COURSES:

- 1) S 85 degrees 40' 41" E 239.83 feet along Chad J. Beal and Dawn C. Beal's (D.V. 281 page 388) south line to a 5/8 inch rebar found;
- 2) N 83 degrees 23' 11" E 110.33 feet along said Beal's south line to a 3/4 inch rebar found;
- 3) N 89 degrees 57' 34" E 236.50 feet along said Beal's south line to a 5/8 inch rebar found;
- 4) S 86 degrees 01' 58" E 355.01 feet along said Beal's south line to an iron pin set on David J. Young, Trustee's (O.R. 210 page 526) west line;
- 5) S 01 degrees 47' 47" W 676.13 feet along said Young's west line to a 3/4 inch rebar found;
- 6) S 87 degrees 34' 57" W 675.14 feet along said Young's north line to a point in a stream, witnessed by an iron pin set N 87 degrees 34' 57" E 7.07 feet;
- 7) N 02 degrees 14' 55" W 187.23 feet along Troy J. Snyder and Julie E. Snyder's (O.R. 10 page 689) east line to a 3/4 inch rebar found;
- 8) N 16 degrees 37' 38" E 85.59 feet along said Snyder's east line to a point in a stream, witnessed by an iron pin set N 60 degrees 49' 15" E 23.92 feet;
- 9) N 10 degrees 55' 22" W 92.64 feet along said Snyder's east line to a 3/4 inch rebar found;
- 10) N 20 degrees 06' 49" E 170.39 feet along said Snyder's east line and along Gary L. Schrock and Lori R. Schrock's (O.R. 258 page 6330) east line to a 3/4 inch rebar found;
- 11) N 43 degrees 02' 26" W 96.12 feet along said Schrock's east line to a 3/4 inch rebar found;
- 12) N 01 degree 35' 34" E 105.36 feet along said Schrock's east line to a 5/8 inch rebar found;
- 13) N 85 degrees 36' 06" W 240.03 feet along said Schrock's north line to a point in T.R. 261 and on said Way's east line, witnessed by a 3/4 inch rebar found S 85 degrees 36' 06" E 27.02 feet;
- 14) N 00 degrees 25' 16" E 20.00 feet along T.R. 261 and along said Way's east line to the TRUE POINT OF BEGINNING.

This parcel contains 11.096 acres, but subject to all highways and easements of record.

Also granting an existing 30 foot easement originally recorded in Plat 16 page 751, further described as follows:

Being part of Fractional Section 22, T-17 N, R-14 W, Monroe Township, Holmes County, Ohio, also known as part of the lands conveyed to Gary L. Schrock and Lori R. Schrock in Official Record vol. 258 page 6330.

Commencing at a 3/4 inch rebar found marking the northwest corner of Fractional Section 22, thence S 89 degrees 14' 32" E 1776.06 feet along the section line to a point in the center of T.R. 261, thence S 00 degrees 25' 16" W 310.01 feet along T.R. 261 and along Gary Way and Ruthann Way's (O.R. 69 page 11) east line to a point the TRUE POINT OF BEGINNING.

thence S 85 degrees 36' 06" E 239.72 feet along the centerline of a 30 foot easement to a point on the west line of the above described 11.096 acre parcel and THERE ENDS.

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 4960 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
February 3, 2023


Donald C. Baker P.S. 6938



Parcel Number: 1400023001

FILE DESCRIPTION
Holmes County Map Office
3/27/2023

2 of 2