

Description 16.738 acre parcel

Being a part of Lot 12, Fourth Quarter, Monroe Township, T-9 N, R-8 W, Holmes County, Ohio, also known as part of the lands conveyed to Shelar Properties IV, LLC in Official Record vol. 274 page 6029, PN 1400095002.

Described as follows:

Commencing at a R.R. spike found at the intersection of C.R. 314 and C.R. 400 and T.R. 301 marking the northeast corner of Lot 12, thence N 87 degrees 38' 33" W 668.78 feet along the lot line and along C.R. 314 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 02 degrees 01' 41" W 18.09 feet.

thence with the following THIRTEEN (13) COURSES:

- 1) S 02 degrees 01' 41" W 489.67 feet through the lands of said Shelar Properties IV, LLC to an iron pin set;
- 2) S 87 degrees 38' 33" E 222.40 feet through the lands of said Shelar Properties IV, LLC to an iron pin set;
- 3) S 02 degrees 01' 41" W 334.63 feet through the lands of said Shelar Properties IV, LLC to an iron pin set;
- 4) S 87 degrees 38' 33" E 446.38 feet through the lands of said Shelar Properties IV, LLC to a point on the lot line and in C.R. 400, witnessed by an iron pin set N 87 degrees 38' 33" W 20.08 feet;
- 5) S 02 degrees 01' 41" W 50.00 feet along the lot line and along C.R. 400 to a point, witnessed by a 5/8 inch rebar found N 87 degrees 38' 33" W 19.63 feet;
- 6) N 87 degrees 38' 33" W 668.78 feet along Scott S. Vaughn and Ashley E. Vaughn's (O.R. 274 page 6011) north line to a 5/8 inch rebar found;
- 7) S 02 degrees 01' 41" W 954.67 feet along said Vaughn's west line and partly through the lands of said Shelar Properties IV, LLC to an iron pin set;
- 8) N 87 degrees 38' 33" W 572.00 feet through the lands of said Shelar Properties IV, LLC to an iron pin set;
- 9) N 02 degrees 01' 41" E 1012.23 feet through the lands of said Shelar Properties IV, LLC to an iron pin set;
- 10) S 87 degrees 38' 33" E 495.58 feet through the lands of said Shelar Properties IV, LLC to an iron pin set;
- 11) N 15 degrees 54' 35" E 110.12 feet through the lands of said Shelar Properties IV, LLC to an iron pin set;

- 12) N 02 degrees 01' 41" E 709.68 feet through the lands of said Shelar Properties IV, LLC to a point on the lot line and in C.R. 314, witnessed by an iron pin set S 02 degrees 01' 41" W 19.41 feet;
- 13) S 87 degrees 38' 33" E 50.00 feet along the lot line and along C.R. 314 to the TRUE POINT OF BEGINNING.

This parcel contains 16.738 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 6938". Basis of bearings from Plat vol. 19 page 4140.

See Holmes County Plat Book 19, page 4314 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938,  
January 13, 2021



Donald C. Baker P.S. 6938



Parcel Number: 1400095004

**FILE DESCRIPTION**  
Holmes County Map Office  
2/26/2021

2 of 2