

Description 2.403 acre parcel

Being a part of Lot 1 of the Fourth Quarter, Monroe Township, T-9 N, R-8 W, Holmes County, Ohio, also known as part of the lands conveyed to Robert W. Hanna and Taryn L. Hanna in Official Record vol. 223 page 1568, PN 1400160000.

Described as follows:

Commencing at a 5/8 inch rebar found on the Hardy Township line marking the southeast corner of said Lot 1, thence N 87 degrees 11' 59" W 1563.10 feet along the lot line to a 5/8 inch rebar found, thence N 00 degrees 54' 58" E 406.80 feet along David E. Shreiner, Trustee's (O.R. vol. 223 page 1571) east line to a point in the center of C.R. 400, thence N 74 degrees 05' 07" E 52.24 feet along the centerline of C.R. 400 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 00 degrees 54' 58" W 30.00 feet.

thence with the following SEVEN (7) COURSES:

- 1) N 74 degrees 05' 07" E 141.65 feet along the centerline of C.R. 400 to a R.R. spike set;
- 2) N 75 degrees 59' 52" E 79.47 feet along the centerline of C.R. 400 to a R.R. spike set;
- 3) N 76 degrees 14' 30" E 326.03 feet along the centerline of C.R. 400 to a point, witnessed by an iron pin set S 36 degrees 11' 36" W 39.00 feet;
- 4) S 36 degrees 11' 36" W 388.76 feet through the lands of said Hanna to an iron pin set;
- 5) S 74 degrees 05' 07" W 260.03 feet through the lands of said Hanna to an iron pin set;
- 6) N 20 degrees 33' 48" W 148.46 feet through the lands of said Hanna to an iron pin set;
- 7) N 00 degrees 54' 58" E 110.45 feet through the lands of said Hanna to the TRUE POINT OF BEGINNING.

This parcel contains 2.403 acres, but subject to all highways and easements of record.

The above described 2.403 acre parcel is granted a 50 foot convenience easement for the purpose of ingress and egress and further described as follows:

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Commencing at a 5/8 inch rebar found on the Hardy Township line marking the southeast corner of said Lot 1, thence N 87 degrees 11' 59" W 1563.10 feet along the lot line to a 5/8 inch rebar found, thence N 00 degrees 54' 58" E 406.80 feet along David E. Shreiner, Trustee's (O.R. vol. 223 page 1571) east line to a point in the center of C.R. 400, thence N 74 degrees 05' 07" E 26.12 feet along the centerline of C.R. 400 to a point the TRUE POINT OF BEGINNING.

thence S 00 degrees 54' 58" W 107.63 feet along the centerline of said 50 foot convenience easement to a point;

thence S 20 degrees 33' 48" E 151.17 feet along the centerline of said 50 foot convenience easement to a point and THERE ENDS.

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 19, page 4093 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
May 22, 2020



Donald C. Baker

P.S. 6938



Parcel Number: 1400160002

FILE DESCRIPTION

Holmes County Map Office

6/22/2020

2 of 2