

Description 145.599 acre parcel

Being part of Lot 11, Second Quarter, and Lot 24, Third Quarter, Monroe Township, T-9 N, R-8 W, Holmes County, Ohio, also known as all of the remainder of the lands conveyed to Julie Ziegman Hood, Trustee in Deed vol. 274 page 128, PN 1400192000, PN 1400191000, PN 1400191001, PN 1400191002, PN 1400191003, and PN 1400191004.

Described as follows:

Beginning at a stone found marking the southwest corner of Lot 24 the TRUE POINT OF BEGINNING.

thence with the following SIXTEEN (16) COURSES:

- 1) N 01 degrees 56' 59" E 1697.63 feet along the lot line to a stone found marking the southwest corner of Lot 11;
- 2) N 01 degrees 55' 37" E 1488.94 feet along the lot line to a 5/8 inch rebar found;
- 3) S 86 degrees 56' 02" E 528.31 feet (passing into Lot 11) along Phillip B. Straits and Joyce M. Straits' (O.R. 64 page 465) south line to a 5/8 inch rebar found on Benjamin J. Brannon and Leona J. Brannon's (O.R. 208 page 219) west line;
- 4) S 03 degrees 19' 28" W 679.78 feet along said Brannon's (O.R. 208 page 219 and O.R. 64 page 459) west line to a 5/8 inch rebar found;
- 5) S 87 degrees 32' 23" E 1982.96 feet along said Brannon's (O.R. 208 page 219 and O.R. 64 page 459) south line and along William A. Brannon's (O.R. 64 page 462 and O.R. 68 page 227) south line to a 1/2 inch pipe found in T.R. 257, witnessed by an iron pin set N 87 degrees 32' 23" W 15.30 feet;
- 6) S 06 degrees 07' 00" E 311.90 feet along John R. Martin's (O.R. 107 page 80) west line and along T.R. 257 to a point;
- 7) Along a curve to the right having a delta angle of 18 degrees 19' 30", R-991.98 feet, T-160.00 feet, Ch. Brg.-S 03 degrees 02' 45" W, Ch.-315.92 feet along said Martin's west line and along the west line of Lot 1 of Way-Fare Subdivision (Plat vol. 18 page 249) and along Bryson J. Kline and Annie S. Kline's (O.R. 273 page 6044) west line and along T.R. 257 an arc distance of 317.27 feet to a point;
- 8) S 12 degrees 12' 42" W 208.86 feet along the west line of Lot 1 of said Way-Fare Subdivision and along said Kline's west line and along T.R. 257 to a 5/8 inch rebar found on the lot line;
- 9) S 13 degrees 32' 11" W 393.60 feet (passing into Lot 24) along Abraham L. Mast and Janelle R. Mast's (O.R. 274 page 2052) west line and along T.R. 257 to a 5/8 inch rebar found;
- 10) S 25 degrees 19' 03" W 300.27 feet along said Mast's west line and along T.R. 257 to a 5/8 inch rebar found;
- 11) S 08 degrees 05' 33" W 150.14 feet along said Mast's (O.R. 274 page 2052 and O.R. 215 page 3390) west line and along T.R. 257 to a R.R. spike found;
- 12) S 03 degrees 41' 11" E 134.04 feet along said Mast's (O.R. 1 page 786) west line and along T.R. 257 to a point;
- 13) Along a curve to the left having a delta angle of 48 degrees 30' 41", R-172.56 feet, T-77.75 feet, Ch. Brg.-S 27 degrees 56' 32" E, Ch.-141.78 feet along said Mast's (O.R. 1 page 786) west line and along T.R. 257 an arc distance of 146.10 feet to a 5/8 inch rebar found;
- 14) S 52 degrees 11' 52" E 92.13 feet along said Mast's (O.R. 1 page 786) west line and along T.R. 257 to a point, witnessed by a 5/8 inch rebar found S 36 degrees 54' 15" W 9.95 feet;
- 15) S 36 degrees 54' 15" W 661.98 feet along Patrick A. Shriver's (O.R. 274 page 4567) west line to a 5/8 inch rebar found on the lot line;

16) N 87 degrees 38' 49" W 2059.77 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 145.599 acres but subject to all highways and easements of record. Containing 55.526 acres in Lot 11 and 90.073 acres in Lot 24.

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 4584 for survey.

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

November 18, 2021

Aaron L. Gerber

P.S. 8379



Parcel Number: 1400192006

FILE DESCRIPTION
Holmes County Map Office
12/22/2021