

Description 2.826 acre parcel

Being a part of the northwest quarter of Section 21, Monroe Township, T-17 N, R-14 W, Holmes County, Ohio, also known as part of the lands conveyed to Patricia A. Lang in Official Record vol. 249 page 4832, PN 1400237000.

Described as follows:

Commencing at a 1 inch pipe found on the Greenville Treaty line marking the southeast corner of the northwest quarter of Section 21, thence N 00 degrees 21' 36" W 1670.83 feet along the quarter section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 83 degrees 54' 12" W 432.44 feet through the lands of said Lang to a point on Allen L. Troyer and Barbara E. Troyer's (O.R. 199 page 238) east line and in C.R. 51, witnessed by an iron pin set S 83 degrees 54' 12" E 27.58 feet;
- 2) N 18 degrees 22' 17" E 312.54 feet along said Troyer's east line and along C.R. 51 to a point, witnessed by a 5/8 inch rebar found N 89 degrees 17' 26" E 25.84 feet;
- 3) N 89 degrees 17' 26" E 329.34 feet along Mary H. Lang's (O.R. 258 page 397 and O.R. 273 page 4884) south line to a 5/8 inch rebar found on the quarter section line;
- 4) S 00 degrees 21' 36" E 346.62 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 2.826 acres, but subject to all highways and easements of record.

This parcel is subject to a 20 foot secondary easement, further described as follows:

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Commencing at a 1 inch pipe found on the Greenville Treaty line marking the southeast corner of the northwest quarter of Section 21, thence N 00 degrees 21' 36" W 1670.83 feet along the quarter section line to an iron pin set, thence N 83 degrees 54' 12" W 378.08 feet through the lands of said Lang to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 20 foot secondary easement:

- 1) N 22 degrees 05' 26" W 35.42 feet through the lands of said Lang to a point;
- 2) S 75 degrees 35' 33" W 35.84 feet through the lands of said Lang to a point in C.R. 51 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 4771 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
October 14, 2021

Donald C. Baker P.S. 6938



Parcel Number: 1400237002

**FILE DESCRIPTION**

Holmes County Map Office  
8/19/2022