

**JASON J. LINGENFELTER, P.S.**  
**PROFESSIONAL LAND SURVEYOR**

Boundary description of a 1.703 acre parcel

Situated in the State of Ohio, County of Holmes, Township of Monroe and known as being a part of the 1<sup>st</sup> Quarter of Lot 17, T-9N; R-8W;

Also known as being the lands conveyed to Adam Campbell & Linda Campbell in Official Record Volume 262, Page 4523, (PPN. 1400362000 & PPN. 1400363000), of Holmes County Official Records and further bound and described as follows:

Commencing at a 5/8 inch rebar found and known as being the southwest corner of Lot 17, 1<sup>st</sup> Quarter, Monroe Township;

Thence, S 88° 02' 54" E, 369.64 feet along the lot line to a 5/8 inch rebar with ident cap "Baker" found;

Thence, N 03° 26' 12" E, 249.73 feet along the Grantor's westerly line and the easterly line of the lands conveyed to Clayton A. Armstrong, (O.R. V-258, P-4724 & O.R. V-264, P-1581, PPN:1400332001), to a capped rebar set;

Thence, S 86° 06' 40" E, 115.00 feet to a capped rebar set;

Thence, N 03° 37' 08" E, 138.66 feet to a capped rebar set on a southeasterly line of State Route 39, (variable right of way), the Grantor's northwesterly line and the southeasterly line of the lands conveyed to Martin J. Weaver & Laura Beth Weaver, (O.R. V-259, P-1415, PPN:1400020005);

Thence, N 59° 34' 10" E, 83.52 feet along the southeasterly right of way line of State Route 39, the Grantor's northwesterly line and the southeasterly line of said Weaver lands to a capped rebar set and the principal place of beginning of the parcel herein described:

**THENCE WITH THE FOLLOWING NINE (9) COURSES:**

- 1) **N 59° 34' 10" E, 60.00** feet along the southeasterly right of way line of State route 39, the Grantor's northwesterly line and the southeasterly line of said Weaver lands to a ¾ inch rebar found;
- 2) **S 60° 19' 45" E, 453.86** feet along the southwesterly line of State Route 39, the Grantor's northeasterly line and the southwesterly line of the lands conveyed to Mindy Eppley, (D. V-265, P-703 & D. V-265, P-706, PPN. 1400020004), to a ¾ inch rebar found;

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Page 2 (Description of 1.703 ac.)

- 3) **S 72° 56' 51" E, 70.00** feet along the southwesterly right of way line of State Route 39, the Grantor's northeasterly line and the southwesterly line of said Eppley lands to a capped rebar set;
- 4) **S 06° 45' 28" W, 175.00** feet to a capped rebar set;
- 5) **N 87° 05' 00" W, 280.00** feet to a capped rebar set;
- 6) **N 15° 17' 53" E, 215.00** feet to a capped rebar set;
- 7) **N 29° 11' 59" W, 51.11** feet to a capped rebar set;
- 8) **N 69° 17' 07" W, 236.00** feet to a capped rebar set;
- 9) **N 31° 30' 29" W, 45.59** feet to the principal place of beginning and containing within said bounds **1.703** acres of land more or less, of which 1.451 acres is contained in PPN. 1400362000 and 0.252 of an acre is contained in PPN. 1400363000, but as one, and subject to all legal highways and easements of record.

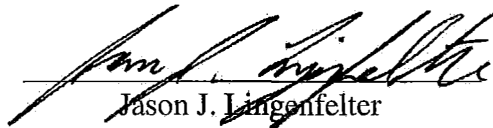
This description was prepared from a survey made by Jason J. Lingenfelter, P.S. #8499 in January of 2021.

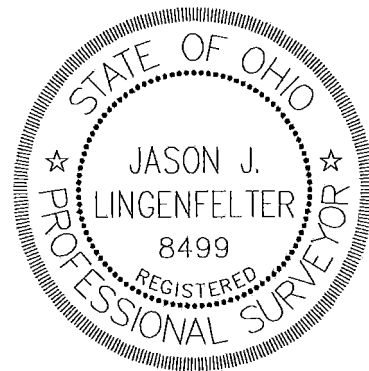
All rebars set are 5/8" diameter by 30" long with plastic cap stamped "LINGENFELTER".

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

See Plat Book Volume 19; Page 4507 for survey.

Parcel Number: 1400362004

  
Jason J. Lingenfelter  
Professional Surveyor No. 8499  
February 4, 2021



**FILE DESCRIPTION**

Holmes County Map Office  
10/1/2021

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