

Description 5.893 acre parcel

Being part of the northeast quarter of Section 20, T-17 N, R-14 W, Monroe Township, Holmes County, Ohio, also known as part of the lands conveyed to B. Scott Pringle, Trustee in Official Record vol. 221 page 2589, PN 1400378000.

Described as follows:

Commencing at a 5/8 inch rebar found on the Ripley Township line and Knox Township line and in T.R. 502 marking the northwest corner of the northeast quarter of Section 20, thence S 00 degrees 52' 09" E 891.08 feet along the Knox Township line and along the quarter section line to a 3/4 inch rod found, thence S 89 degrees 29' 39" E 1755.62 feet along James L. Schafer, Trustee's (O.R. 271 page 3790) south line to a 5/8 inch rebar found, thence S 00 degrees 27' 21" W 593.39 feet along said Schafer's west line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) S 00 degrees 27' 21" W 589.64 feet along said Schafer's west line to a point in the center of S.R. 39 and 60, witnessed by a 5/8 inch rebar found N 00 degrees 27' 21" E 40.00 feet;
- 2) N 70 degrees 07' 18" W 469.20 feet along the centerline of S.R. 39 and 60 to a R.R. spike found;
- 3) N 73 degrees 35' 44" W 170.69 feet along the centerline of S.R. 39 and 60 to a point, witnessed by an iron pin set N 01 degree 14' 43" W 31.47 feet;
- 4) N 01 degree 14' 43" W 259.94 feet through the lands of said Pringle to a 5/8 inch rebar found;
- 5) N 78 degrees 47' 07" E 627.30 feet along the south line of Lot 1 of Richards Valley Subdivision (Plat vol. 19 page 876) and along Joseph S. Swarey and Martha Sue Swarey's (O.R. 284 page 1765) south line to the TRUE POINT OF BEGINNING.

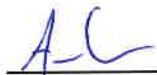
This parcel contains 5.893 acres, but subject to all highways and easements of record.

This parcel is subject to an existing 50 foot private road, recorded in Plat vol. 19 page 876.

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, 2011 adjustment.

See Holmes County Plat Book 19, page 5344 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
June 18, 2024



Aaron L. Gerber

P.S. 8379



PPN: 1400378004

FILE DESCRIPTION

Holmes County Map Office

8/8/2024