

Description 2.943 acre parcel

Being part of Lot 2, First Quarter, T-9 N, R-8 W, Monroe Township, Holmes County, Ohio, also known as part of the lands conveyed to Larnach, LLC in Official Record vol. 247 page 4635, PN 1400502001.

Described as follows:

Commencing at a point in S.R. 39 marking the northeast corner of Lot 2, thence N 87 degrees 43' 37" W 807.27 feet along the lot line and along S.R. 39 to a point the TRUE POINT OF BEGINNING.

thence with the following TEN (10) COURSES:

- 1) S 02 degrees 16' 23" W 46.99 feet along Shire Properties' (O.R. 251 page 2412) west line to a point;
- 2) S 72 degrees 18' 21" W 117.23 feet along said Shire Properties' north line to a point;
- 3) S 82 degrees 31' 37" W 105.25 feet along said Shire Properties' north line to a point;
- 4) S 33 degrees 45' 38" W 129.13 feet along said Shire Properties' west line to a point;
- 5) S 08 degrees 13' 23" W 186.33 feet along said Shire Properties' west line to a point;
- 6) S 45 degrees 02' 02" W 125.62 feet along said Shire Properties' west line to a point;
- 7) S 07 degrees 57' 15" W 83.85 feet along said Shire Properties' west line to a point;
- 8) S 46 degrees 28' 23" W 115.49 feet along said Shire Properties' west line to a point;
- 9) N 01 degree 46' 00" E 658.76 feet through the lands of said Larnach, LLC to a point on the lot line and in S.R. 39, witnessed by an iron pin set S 01 degrees 46' 00" W 27.63 feet;
- 10) S 87 degrees 43' 37" E 480.60 feet along the lot line and along S.R. 39 to the TRUE POINT OF BEGINNING.

This parcel contains 2.943 acres, but subject to all highways and easements of record. To go to adjoiner.

All iron pins set are 5/8 inch rebar with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83 (2011 adjustment).

See Holmes County Plat Book 19, page 4828 for survey. This survey made and description prepared by Donald C. Baker, P.S. 6938. September 16, 2022

Donald C. Baker

P.S. 6938



Parcel Number: 1400502007

FILE DESCRIPTION

Holmes County Map Office

10/11/2022