

**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



BOUNDARY DESCRIPTION OF 0.752 ACRE PARCEL

EW-2781

Situated in the Township of Monroe, T-9N ; R-8W, 1st Quarter, part of Lots 24 & 25, County of Holmes, and State of Ohio:

Known as being lands conveyed to Campbell Oil Company in Volume 0288; Page 3081 of Holmes County Official Records, Parent Parcel Numbers 14-00213.001, 14-00361.001, 14-00514.000 & 14-00515.000, and further bounded and described as follows;

Commencing at a mag nail found at the southwest corner of said Lot 24 also being the northwest corner of said Lot 25 and in S.R. 754 (R/W varies);

Thence N 01° 39' 29" E, 142.42 feet along the west line of said Lot 24 and in said S.R. 754 to a 5/8" rebar with I.D. cap marked "SJL, INC" set;

Thence N 89° 27' 19" E, 10.14 feet to a 5/8" rebar with I.D. cap marked "SJL, INC" set at the southwest corner of lands conveyed to Harvey A. Yoder in Volume 0249; Page 5762 of said Official Records and an east right-of-way line of said S.R. 754 and being the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING SEVEN (7) COURSES:

1. N 89° 27' 19" E, 71.53 feet along a south line of said Yoder lands to a 5/8" iron bar found at a southeast corner thereof;
2. N 23° 28' 36" E, 75.09 feet along an east line of said Yoder lands to a 5/8" capped pin with I.D. cap marked "BAKER" found at a northeast corner thereof and on a south line of said Yoder lands;
3. S 88° 26' 19" E, 75.57 feet along a south line of said Yoder lands to an unreadable capped pin found at a southeast corner thereof and on a west line of lands conveyed to William Joseph Johnson, Jr. in Volume 0266; Page 6532 of said Official Records;

Continued on Page 2

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4. **S 06° 50' 42" W, 240.59** feet along a west line of said Johnson lands, passing through the south line of aforesaid Lot 24 also being the north line of said Lot 25 at a distance of 218.47 feet, to a north right-of-way line of S.R. 39 (R/W varies) ~ witnessed by a 5/8" iron bar found S 07° 37' 45" W, 3.30 feet;
5. **N 88° 54' 40" W, 68.27** feet along a north right-of-way line of said S.R. 39 to a mag nail set;
6. **N 79° 29' 15" W, 85.85** feet along a north right-of-way line of said S.R. 39 to a mag nail set on an east right-of-way line of said S.R. 754;
7. **N 01° 36' 55" E, 154.48** feet along the east right-of-way line of said S.R. 754, passing through the north line of aforesaid Lot 25 also being the south line of said Lot 24 at a distance of 11.54 feet, to the place of beginning and containing within said bounds **0.752** acres of land of which 0.681 acres is in said Lot 24 and 0.071 is in said Lot 25, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in July 2, 2024.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM 2011 adjustment.

See Holmes County Survey Records Volume 19 ; Page 5408 for survey.



Mark E. Purdy, P.S. #7307

PPN: 1400514001



FILE DESCRIPTION

Holmes County Map Office
10/23/2024

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