

Description 24.619 acre parcel

Being part of Lots 17 and 18, Fourth Quarter, T-10 N, R-5 W, Paint Township, Holmes County, Ohio, also known as part of the lands conveyed to TimberStone, Ltd. in Official Record vol. 167 page 2137 and Official Record vol. 247 page 1061, PN 1500964000 and PN 1500964009.

Described as follows:

Beginning at a 5/8 inch rebar found in T.R. 667 (non-maintained) marking the northeast corner of Lot 17 the TRUE POINT OF BEGINNING.

thence with the following TEN (10) COURSES:

- 1) S 01 degree 59' 23" W 825.00 feet along the lot line and partly along T.R. 667 (non-maintained) to a 5/8 inch rebar found in T.R. 667 (non-maintained), witnessed by a 5/8 inch rebar found N 88 degrees 08' 42" W 17.83 feet;
- 2) N 88 degrees 08' 42" W 1619.45 feet along Winesburg Enterprises, Ltd.'s (O.R. 278 page 1646) north line to an iron pin set;
- 3) N 16 degrees 29' 36" W 52.68 feet through the lands of said TimberStone, Ltd. to an iron pin set;
- 4) S 88 degrees 08' 42" E 680.61 feet through the lands of said TimberStone, Ltd. to an iron pin set;
- 5) N 00 degrees 46' 33" W 1154.72 feet (passing into Lot 18) through the lands of said TimberStone, Ltd. to an iron pin set on Brent Alan Yoder and Loretta Ann Troyer's (O.R. 247 page 1375) south line;
- 6) N 64 degrees 38' 04" E 137.78 feet along said Yoder and Troyer's south line to a 5/8 inch rebar found;
- 7) S 20 degrees 53' 04" E 304.52 feet along Antony B. Mullet and Annelle K. Mullet's (O.R. 167 page 2131) west line to a 5/8 inch rebar found;
- 8) N 82 degrees 20' 56" E 287.05 feet along said Mullet's south line to a 5/8 inch rebar found;
- 9) S 88 degrees 13' 14" E 485.96 feet along said Mullet's south line to a point on the lot line and in T.R. 667 (non-maintained), witnessed by an iron pin set N 88 degrees 13' 14" W 36.69 feet;
- 10) S 01 degrees 33' 39" W 208.73 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 24.619 acres, but subject to all highways and easements of record. Containing 19.202 acres in Lot 17 and 5.417 acres in Lot 18.

All iron pins set are 5/8 inch rebars 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 2, page 652 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
October 24, 2022



Donald C. Baker P.S. 6938



Parcel Number: 1500964027

FILE DESCRIPTION
Holmes County Map Office
12/5/2023