

Description 77.662 acre parcel

Being part of the northeast and southeast quarters of Section 31, T-14 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to Fonroy, LLC in Official Record vol. 246 page 1253, PN 1700419001.

Described as follows:

Beginning at a 5/8 inch rebar found marking the southwest corner of the northeast quarter of Section 31 the TRUE POINT OF BEGINNING.

thence with the following FIFTEEN (15) COURSES:

- 1) N 00 degrees 18' 52" E 1029.64 feet along the quarter section line to a 5/8 inch rebar found;
- 2) S 89 degrees 44' 26" E 1062.09 feet along James B. Croskey and Shirley S. Croskey's (O.R. 258 page 2514) south line to an iron pin set;
- 3) S 24 degrees 24' 15" W 495.66 feet through the lands of said Fonroy, LLC to an iron pin set;
- 4) S 73 degrees 10' 44" E 680.35 feet through the lands of said Fonroy, LLC to an iron pin set;
- 5) S 82 degrees 20' 50" E 433.13 feet through the lands of said Fonroy, LLC to an iron pin set;
- 6) N 86 degrees 43' 20" E 370.52 feet through the lands of said Fonroy, LLC to a point in the center of T.R. 553, witnessed by an iron pin set S 86 degrees 43' 20" W 21.41 feet;
- 7) S 25 degrees 08' 54" W 393.73 feet along the centerline of T.R. 553 to a R.R. spike found on the quarter section line;
- 8) S 29 degrees 27' 04" W 252.16 feet (passing into the southeast quarter of Section 31) along the centerline of T.R. 553 to a R.R. spike found;
- 9) S 25 degrees 17' 24" W 208.69 feet along the centerline of T.R. 553 to a point, witnessed by a 5/8 inch rebar found N 69 degrees 11' 16" W 16.17 feet;
- 10) N 69 degrees 11' 16" W 673.31 feet along Fonda J. Schlegel, Trustee's (O.R. 283 page 7484) north line to a 5/8 inch rebar found;
- 11) S 12 degrees 02' 29" W 243.46 feet along said Schlegel's west line to a 5/8 inch rebar found;
- 12) S 69 degrees 11' 16" E 635.26 feet along said Schlegel's south line to a point in the center of T.R. 553, witnessed by a 5/8 inch rebar found N 69 degrees 11' 16" W 32.89 feet;
- 13) S 24 degrees 15' 16" W 593.17 feet along the centerline of T.R. 553 to a point on Frank D. Goodwill's (D.V. 264 page 648) north line and at the intersection of T.R. 553 and T.R. 560, witnessed by an iron pin set N 82 degrees 33' 55" W 25.90 feet;
- 14) N 82 degrees 33' 55" W 1619.38 feet along said Goodwill's north line to a 5/8 inch rebar found on the quarter section line;
- 15) N 00 degrees 10' 06" E 980.46 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 77.662 acres, but subject to all highways and easements of record. Containing 34.462 acres in the northeast quarter of Section 31 and 43.200 acres in the southeast quarter of Section 31.

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 19, page 4998 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 30, 2022



Donald C. Baker P.S. 6938



Parcel Number: 1700419003

FILE DESCRIPTION
Holmes County Map Office
5/15/2023

2 of 2