

Description 6.500 acre parcel

Being part of the northeast and northwest quarters of Section 28, T-14 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to James B. Croskey and Shirley S. Croskey in Official Record vol. 227 page 2185 and Official Record vol. 289 page 2011, PN 1700181001 and PN 1700528004.

Described as follows:

Commencing at a 5/8 inch rebar found on the Wayne County line marking the northwest corner of the northeast quarter of Section 28, thence S 88 degrees 38' 30" E 708.48 feet along the Wayne County line and along the section line to a 5/8 inch rebar found, thence S 00 degrees 31' 49" W 543.53 feet along Firmen M. Coblentz and Marlena A. Coblentz's (O.R. 286 page 2362) east line to a 5/8 inch rebar found, thence N 88 degrees 38' 53" W 890.23 feet (passing into the northwest quarter of Section 28) along said Coblentz's south line to a 5/8 inch rebar found, thence S 31 degrees 25' 13" E 299.99 feet along American Legion Melvin McClure Post 551's (O.R. 194 page 696 and O.R. 194 page 698) east line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following ELEVEN (11) COURSES:

- 1) N 65 degrees 37' 58" E 236.16 feet (passing into the northeast quarter of Section 28) through the lands of said Croskey (O.R. 227 page 2185) to an iron pin set;
- 2) S 08 degrees 33' 45" E 374.29 feet through the lands of said Croskey to an iron pin set;
- 3) S 43 degrees 13' 26" E 107.92 feet through the lands of said Croskey to an iron pin set;
- 4) S 23 degrees 23' 31" E 128.96 feet through the lands of said Croskey to an iron pin set;
- 5) S 02 degrees 52' 27" W 76.68 feet through the lands of said Croskey to an iron pin set;
- 6) N 88 degrees 44' 53" W 248.51 feet through the lands of said Croskey to a 5/8 inch rebar found;
- 7) N 81 degrees 31' 24" W 164.32 feet (passing into the northwest quarter of Section 28) along said Croskey's (O.R. 289 page 2011) north line to a 5/8 inch rebar found;
- 8) N 57 degrees 49' 51" W 140.40 feet through the lands of said Croskey (O.R. 289 page 2011 and O.R. 227 page 2185) to an iron pin set in S.R. 83;
- 9) S 80 degrees 58' 16" W 75.03 feet through the lands of said Croskey (O.R. 227 page 2185) to a point in the center of S.R. 83, witnessed by an iron pin set N 80 degrees 58' 16" E 30.89 feet;

- 10) Along a curve to the left having a delta angle of 08 degrees 43' 18", R – 2148.63 feet, Ch. Brg. – N 20 degrees 05' 05" W, Ch. – 326.75 feet along the centerline of S.R. 83 an arc distance of 327.06 feet to a point, witnessed by a 5/8 inch rebar found N 65 degrees 37' 58" E 55.69 feet;
- 11) N 65 degrees 37' 58" E 355.71 feet along said American Legion Melvin McClure Post 551's (O.R. 194 page 698) south line to the TRUE POINT OF BEGINNING.

This parcel contains 6.500 acres, but subject to all highways and easements of record. Containing 4.037 acres in the northeast quarter of Section 28 and 2.463 acres in the northwest quarter of Section 28.

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 5363 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
August 7, 2024

  
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Donald C. Baker P.S. 6938



PPN: 1700528007

**FILE DESCRIPTION**  
Holmes County Map Office  
8/19/2024

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