

Description 40.978 acre parcel

Being part of the southwest quarter of Section 21, T-8 N, R-9 W, Richland Township, Holmes County, Ohio, also known as all of the lands conveyed to Phyllis E. Taylor in Deed vol. 257 page 913, PN 2100255000.

Described as follows:

Beginning at a stone found marking the northeast corner of the southwest quarter of Section 21 the TRUE POINT OF BEGINNING.

thence with the following SEVENTEEN (17) COURSES:

- 1) S 01 degree 01' 27" W 23.02 feet along the quarter section line to a point in U.S. 62;
- 2) N 89 degrees 39' 44" W 50.00 feet along Trustees of Wolf Creek Baptist Church's (D.V. 146 page 386) north line and along U.S. 62 to a point, witnessed by an iron pin set S 00 degrees 59' 21" W 43.25 feet;
- 3) S 00 degrees 59' 21" W 208.90 feet along said Trustees of Wolf Creek Baptist Church's west line to a stone found;
- 4) S 00 degrees 50' 04" W 16.00 feet along Wolf Creek Baptist Church's (D.V. 246 page 119) west line to a 5/8 inch rebar found;
- 5) S 89 degrees 40' 34" E 49.82 feet along said Wolf Creek Baptist Church's south line to a 5/8 inch rebar found on the quarter section line;
- 6) S 01 degree 01' 27" W 1130.70 feet along the quarter section line to a 5/8 inch rebar found;
- 7) N 87 degrees 43' 50" W 1339.19 feet along RLH Land Company, LLC's (O.R. 99 page 38) north line to an iron pin set;
- 8) N 01 degree 09' 19" E 938.58 feet along Larry D. Elliott and Merry K. Shaffer's (D.V. 261 page 100 and D.V. 261 page 129) east line to a 3/4 inch pipe found;
- 9) N 00 degrees 53' 54" E 349.82 feet along RLH Land Company II, LLC's (O.R. 280 page 48) east line to a point in the center of U.S. 62, witnessed by a 1/2 inch pipe found S 00 degrees 53' 54" W 37.00 feet, also witnessed by a 3/4 inch rebar found S 00 degrees 53' 54" W 38.60 feet;
- 10) N 89 degrees 01' 42" E 108.70 feet along the centerline of U.S. 62 to a point, witnessed by a 3/4 inch rebar found S 00 degrees 17' 50" E 47.54 feet;
- 11) S 00 degrees 17' 50" E 208.70 feet along Robert F. Renfrew's (O.R. 38 page 599) west line to a point, witnessed by a 1/2 inch pipe found N 00 degrees 17' 50" W 1.02 feet;
- 12) N 89 degrees 42' 10" E 208.70 feet along said Renfrew's south line to an iron pin set;

- 13) N 00 degrees 17' 50" W 208.70 feet along said Renfrew's west line to a point in the center of U.S. 62, witnessed by a 1/2 inch pipe found S 00 degrees 17' 50" E 36.86 feet;
- 14) S 89 degrees 42' 10" W 208.70 feet along the centerline of U.S. 62 to a point;
- 15) S 89 degrees 01' 42" W 108.70 feet along the centerline of U.S. 62 to a point;
- 16) N 00 degrees 28' 08" E 83.79 feet along Kim P. Patterson's (O.R. 278 page 5327) east line to a 5/8 inch rebar found on the quarter section line;
- 17) S 88 degrees 00' 18" E 1338.50 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 40.978 acres, but subject to all highways and easements of record.

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 5200 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 13, 2023


Donald C. Baker P.S. 6938



Parcel Number: 2100255002

FILE DESCRIPTION
Holmes County Map Office
1/17/2024

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