

Description 34.045 acre parcel

Being part of the southeast and southwest quarters of Section 7, Salt Creek Township, T-14 N, R-12 W, Holmes County, Ohio, also known as part of the lands conveyed to Levi E. Coblentz and Lorene Coblentz in Official Record vol. 199 page 668, PN 2400252006 and PN 2400253000.

Described as follows:

Commencing at a stone found marking the northeast corner of the southeast quarter of Section 7, thence S 00 degrees 27' 53" E 1570.34 feet along the section line to a point in the centerline of C.R. 189 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 44 degrees 31' 02" W 21.75 feet.

thence with the following TWENTY-TWO (22) COURSES:

- 1) S 44 degrees 31' 02" W 166.07 feet along Samuel Yoder and Elsie Yoder's (O.R. 240 page 14) west line to a 5/8 inch rebar found;
- 2) S 89 degrees 32' 35" W 146.52 feet along Norman N. Troyer and Esther E. Troyer's (O.R. 268 page 321) north line to an iron pin set;
- 3) N 00 degrees 27' 25" W 61.33 feet along said Troyer's east line to a 5/8 inch rebar found;
- 4) N 70 degrees 43' 04" W 255.51 feet along said Troyer's north line to a point, witnessed by a 5/8 inch rebar found S 18 degrees 02' 50" W 8.98 feet;
- 5) S 82 degrees 32' 35" W 187.44 feet along said Troyer's north line to a 5/8 inch rebar found;
- 6) N 51 degrees 20' 29" W 246.74 feet along said Troyer's north line to a 1 inch pipe found;
- 7) S 12 degrees 07' 03" W 561.00 feet along said Troyer's west line to a 5/8 inch rebar found on the north line of Lot 2 of Rosan Farm Subdivision (Plat vol. 19 page 1660) and on Norman N. Troyer and Esther E. Troyer's (O.R. 217 page 1293) north line;
- 8) N 69 degrees 40' 42" W 891.00 feet along the north line of said Lot 2 and along said Troyer's north line to an iron pin set;
- 9) S 83 degrees 36' 47" W 652.37 feet along Mark D. Miller and Sara Ann Miller's (O.R. 274 page 2986) north line to a 5/8 inch rebar found;
- 10) N 01 degree 42' 18" E 116.66 feet along Beechvale School's (O.R. 180 page 508) east line to a 5/8 inch rebar found;
- 11) N 86 degrees 06' 47" W 206.83 feet (passing into the southwest quarter of Section 7) along said Beechvale School's north line to a point in T.R. 601, witnessed by a 5/8 inch rebar found S 86 degrees 06' 47" E 41.60 feet;
- 12) N 14 degrees 15' 42" E 67.90 feet along James A. Feikert, Timothy Feikert, Larry L. Feikert, Trustee, Sandra K. Feikert, Trustee, Sherri R. Brown, Trustee, Gregory L. Yoder, Trustee, Lynn O. Feikert, Co-Trustee, and Sheila D. Feikert, Co-Trustee's (O.R. 282 page 389) east line and along T.R. 601 to a 5/8 inch rebar found;
- 13) N 52 degrees 49' 22" E 428.79 feet (passing into the southeast quarter of Section 7) along said Feikert, et al's east line and along Stephen A. Gray and Lisa M. Gray's (O.R. 286 page 5019) east line and along T.R. 601 to a 5/8 inch rebar found;
- 14) N 65 degrees 19' 59" E 254.76 feet along said Feikert, et al's east line and partly along T.R. 601 to a 5/8 inch rebar found;
- 15) N 13 degrees 18' 03" E 116.68 feet along said Feikert, et al's east line to a point, witnessed by an iron pin set N 78 degrees 21' 10" E 48.37 feet;
- 16) N 78 degrees 21' 10" E 248.36 feet along David L. Miller and Leona V. Miller's (O.R. 173 page 3230) south line to a 5/8 inch rebar found;
- 17) S 72 degrees 52' 49" E 297.00 feet along said David L. Miller and Leona V. Miller's south line to an iron pin set;

- 18) N 26 degrees 47' 04" E 474.21 feet along said David L. Miller and Leona V. Miller's east line to a point in the center of C.R. 189, witnessed by an iron pin set S 26 degrees 47' 04" W 29.58 feet;
- 19) S 57 degrees 37' 26" E 177.27 feet along the centerline of C.R. 189 to a point;
- 20) S 54 degrees 12' 55" E 177.10 feet along the centerline of C.R. 189 to a point;
- 21) S 54 degrees 10' 07" E 636.87 feet along the centerline of C.R. 189 to a point;
- 22) S 57 degrees 16' 28" E 618.62 feet along the centerline of C.R. 189 to the TRUE POINT OF BEGINNING.

This parcel contains 34.045 acres but subject to all highways and easements of record. Containing 0.023 acres in the southwest quarter of Section 7 and 34.022 acres in the southeast quarter of Section 7.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5153 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
September 11, 2023


Donald C. Baker P.S. 6938



Parcel Number: 2400252008

FILE DESCRIPTION
Holmes County Map Office
11/27/2023