

Description 2.474 acre parcel

Being part of the northwest quarter of Section 1, T-8 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Joseph A. Raber and Laura A. Raber in Official Record vol. 290 page 5186, PN 2601336005.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of the northwest quarter of Section 1, thence N 88 degrees 39' 55" W 199.85 feet along the section line to a 1/2 inch pipe found, thence S 00 degrees 57' 53" W 407.65 feet along 4220 TR 162, LLC's (O.R. 280 page 4133) west line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 00 degrees 57' 53" W 427.00 feet along said 4220 TR 162, LLC's west line to a 1/2 inch pipe found;
- 2) N 88 degrees 50' 37" W 164.03 feet along said 4220 TR 162, LLC's north line to a point in the center of T.R. 162, witnessed by a 1/2 inch pipe found S 88 degrees 50' 37" E 30.00 feet;
- 3) N 33 degrees 22' 48" W 386.96 feet along the centerline of T.R. 162 to a point, witnessed by an iron pin set N 75 degrees 20' 11" E 31.84 feet;
- 4) N 75 degrees 20' 11" E 397.02 feet through the lands of said Raber to the TRUE POINT OF BEGINNING.

This parcel contains 2.474 acres, but subject to all highways and easements of record. To go to adjoiner.

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 5473 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
November 6, 2024
Revised December 9, 2024

Donald C. Baker P.S. 6938



PPN: 2601336010

