

Description 152.318 acre parcel

Being a part of the northwest and southwest quarters of Section 3 and northeast and southeast quarters of Section 4, Washington Township, T-19 N, R-15 W, Holmes County, Ohio, also known as all of the lands conveyed to Neal W. Baker and Sharon S. Baker in Deed vol. 202 page 256, Deed vol. 244 page 498 and Official Record vol. 252 page 307 and all of the lands conveyed to Neal W. Baker, Jr. in Official Record vol. 223 page 1443 and Official Record vol. 221 page 1202 and all of the lands conveyed to Secluded Cabins, Ltd. in Official Record vol. 196 page 2323, PN 2700006000, PN 2700006001, PN 2700316000, PN 2700389000, PN 2700006002, PN 2700006003, PN 2700248000 and PN 2700081001.

Described as follows:

Beginning at a 5/8 inch rebar found marking the northeast corner of the southwest quarter of Section 3 the TRUE POINT OF BEGINNING.

thence with the following TWENTY (20) COURSES:

- 1) S 01 degrees 20' 45" E 1316.94 feet along the quarter section line to a 1 inch pipe found;
- 2) S 89 degrees 25' 15" W 2640.40 feet along Michael A. Kick's (O.R. 79 page 682 and O.R. 263 page 6449) north line to an iron pin set on the section line;
- 3) N 00 degrees 49' 51" W 1216.37 feet along the section line to a 1/2 inch pinchtop found;
- 4) S 80 degrees 35' 07" W 137.90 feet (passing into the southeast quarter of Section 4) along Fender Farms, LLC's (O.R. 214 page 1493) north line to an iron pin set;
- 5) N 56 degrees 11' 45" W 113.70 feet along said Fender Farms, LLC's north line to an iron pin set;
- 6) S 69 degrees 38' 53" W 35.80 feet along said Fender Farms, LLC's north line to a 5/8 inch rebar found;
- 7) N 21 degrees 04' 33" W 265.84 feet (passing into the northeast quarter of Section 4) along said Fender Farms, LLC's east line to a R.R. spike found in the center of T.R. 464, witnessed by a 5/8 inch rebar found S 21 degrees 04' 33" E 30.00 feet;
- 8) N 50 degrees 31' 14" E 455.37 feet along the centerline of T.R. 464 to a 3/4 inch pinchtop found on the section line, witnessed by an iron pin set N 00 degrees 25' 15" W 37.86 feet;
- 9) N 00 degrees 25' 15" W 763.76 feet along the section line to a point, witnessed by a 1 inch pipe found N 84 degrees 06' 43" E 0.93 feet;
- 10) N 84 degrees 06' 43" E 1006.83 feet (passing into the northwest quarter of Section 3) along Buckeye Woods & Water Ltd.'s (O.R. 8 page 207 and O.R. 266 page 5076) south line to a 1 inch pipe found;
- 11) S 89 degrees 01' 03" E 293.88 feet along said Buckeye Woods & Water Ltd.'s south line to a 1 inch pipe found;
- 12) S 00 degrees 48' 09" E 116.80 feet to a 5/8 inch rebar found in T.R. 464;
- 13) N 33 degrees 55' 56" E 139.12 feet along T.R. 464 to a point;
- 14) N 33 degrees 55' 56" E 156.28 feet along said Buckeye Woods & Water Ltd.'s south line and along T.R. 464 to a 5/8 inch rebar found;
- 15) S 40 degrees 39' 11" E 709.79 feet along said Buckeye Woods & Water Ltd.'s south line and partly along T.R. 469 to a 1/2 inch pinchtop found;
- 16) S 01 degrees 21' 43" E 165.00 feet along Sharon S. Baker's (D.V. 246 page 108) west line to a point;

- 17) N 88 degrees 38' 17" E 198.00 feet along Sharon S. Baker's (D.V. 246 page 108) south line to a point;
- 18) N 01 degrees 21' 43" W 165.00 feet along Sharon S. Baker's (D.V. 246 page 108) east line to a point;
- 19) N 88 degrees 38' 17" E 512.61 feet along said Buckeye Woods & Water Ltd.'s south line to a 5/8 inch rebar found on the quarter section line;
- 20) S 00 degrees 23' 02" E 907.50 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 152.318 acres, but subject to all highways and easements of record.

Containing 2.428 acres in the northeast quarter of Section 4, 0.678 acres in the southeast quarter of Section 4, 69.355 acres in the northwest quarter of Section 3 and 79.857 acres in the southwest quarter of Section 3.

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.

See Holmes County Plat Book 19, page 4160 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
February 25, 2020



Donald C. Baker P.S. 6938



Parcel Number: 2700006004

FILE DESCRIPTION

Holmes County Map Office
9/2/2020