

JASON J. LINGENFELTER, P.S.
PROFESSIONAL LAND SURVEYOR

Boundary description of a 5.000 acre (Tract B) parcel

23-043

Situated in the State of Ohio, County of Holmes, Township of Washington and known as being a part of the Southwest Quarter of Section 15, T-19N; R-15W;

Also known as being a part of lands conveyed to David J. Carroll by Deed Volume 173, Page 677, (PPN. 2700050000), of Holmes County Records and further bound and described as follows:

Commencing at a 3/4 inch rebar found in Township Road 453 and known as being the northwest corner of the Southwest Quarter of Section 15, Washington Township;

Thence, S 87° 45' 46" E, 913.03 feet along the quarter section line and with Township Road 453 to a point witnessed by a 5/8 inch rebar with I.D. cap "Baker" found S 02° 14' 11" W, 30.00 feet and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING SEVEN (7) COURSES:

- 1) **S 87° 45' 46" E, 385.99** feet along the quarter section line, the Grantor's northerly line and with Township Road 453 to a point at the Grantor's northeast corner and the northwest corner of the lands conveyed to Michael R. Kassinger & Pamela L. Kassinger by Deed Volume 248, Page 117 of Holmes County Records, witnessed by a 1/2 inch iron pipe found S 01° 03' 03" E, 0.50 feet and a 1/2 inch iron pipe found S 01° 03' 03" E, 24.74 feet;
- 2) **S 01° 03' 03" E, 762.98** feet along the Grantor's easterly line and the westerly line of said Kassinger lands and lands conveyed to Nancy Tysl by Official Record Volume 158, Page 198 of Holmes County Records to a capped rebar set;
- 3) **N 87° 45' 49" W, 304.55** feet through the Grantor's lands to a capped rebar set on the easterly line of the lands conveyed to Marilyn K. Carroll by Official Recorded Volume 31, Page 422 of Holmes County Records;
- 4) **N 21° 59' 41" E, 182.87** feet along the Grantor's westerly line and the easterly line of said Marilyn K. Carroll lands to a 5/8 inch rebar with I.D. cap "Baker" found;

Continued on Page 2

Page 2 (Description of 5.000 ac.)

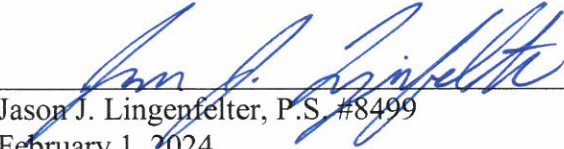
- 5) Thence along the Grantor's westerly line, the easterly line of said Marilyn K. Carroll lands and a curve to the left having a radius of **260.00 feet**, a length of **227.91 feet**, a delta angle of **50° 13' 24"** and a chord bearing of **N 03° 07' 04" W** for a chord distance of **220.68 feet** to a 5/8 inch rebar with I.D. cap "Baker" found;
- 6) **N 28° 13' 49" W, 328.21 feet** along the Grantor's westerly line and the easterly line of said Marilyn K. Carroll lands to a 5/8 inch rebar with I.D. cap "Baker" found;
- 7) **N 02° 14' 11" E, 87.02 feet** along the Grantor's westerly line and the easterly line of said Marilyn K. Carroll lands to the principal place of beginning and containing within said bounds **5.000** acres of land more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Jason J. Lingenfelter, P.S. #8499 in January of 2024.

All rebars set are 5/8" diameter by 30" long with plastic cap stamped "LINGENFELTER".

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

See Holmes County Plat Book Volume 19; Page 5263 for survey.



Jason J. Lingenfelter, P.S. #8499
February 1, 2024



Parcel Number: 2700050003

FILE DESCRIPTION
Holmes County Map Office
4/23/2024

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