

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

Boundary description of a 14.204 acre 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 Marilyn K. Carroll by Official Record Volume 31, Page 422, (PPN. 2700050001), and Official Record Volume 288, Page 4368 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, 853.03 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 SEVENTEEN (17) COURSES:

- 1) **S 87° 45' 46" E, 60.00** 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 David J. Carroll by Deed Volume 173, Page 677 of Holmes County Records, witnessed by a 5/8 inch rebar with I.D. cap "Baker" found S 02° 14' 11" W, 30.00 feet;
- 2) **S 02° 14' 11" W, 87.02** feet along the Grantor's easterly line and the westerly line of said David J. Carroll lands to by a 5/8 inch rebar with I.D. cap "Baker" found;
- 3) **S 28° 13' 49" E, 328.21** feet along the Grantor's easterly line and the westerly line of said David J. Carroll lands to a 5/8 inch rebar with I.D. cap "Baker" found;
- 4) Thence along the Grantor's easterly line, the westerly line of said David J. Carroll lands and a curve to the right 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 **S 03° 07' 04" E** for a chord distance of **220.68 feet** to a 5/8 inch rebar with I.D. cap "Baker" found;
- 5) **S 21° 59' 41" W, 182.87** feet along the Grantor's easterly line and the westerly line of said David J. Carroll lands to a capped rebar set;

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- 6) **S 87° 45' 49" E, 304.55** feet along the Grantor's northerly line and the southerly line of said David J. Carroll lands to a capped rebar set on the westerly line of the lands conveyed to Nancy Tysl by Official Record Volume 158, Page 198 of Holmes County Records;
- 7) **S 01° 03' 03" E, 803.06** feet along the Grantor's easterly line and the westerly line of said Tysl lands to a capped rebar set;
- 8) **N 87° 45' 49" W, 522.30** feet along the Grantor's southerly line and the northerly line of said David J. Carroll lands to a capped rebar set;
- 9) **S 02° 14' 11" W, 400.00** feet along the Grantor's easterly line and the westerly line of said David J. Carroll lands to a point witnessed by a 5/8 inch rebar with I.D. cap "Baker" found N 87° 45' 49" W, 3.00 feet and a 5/8 inch rebar with I.D. cap "Baker" found N 02° 14' 11" E, 3.00 feet;
- 10) **N 87° 45' 49" W, 400.00** feet along the Grantor's southerly line and the northerly line of said David J. Carroll lands to a point witnessed by a 5/8 inch rebar with I.D. cap "Baker" found S 87° 45' 49" E, 3.00 feet and a 5/8 inch rebar with I.D. cap "Baker" found N 02° 14' 11" E, 3.00 feet;
- 11) **N 02° 14' 11" E, 400.00** feet along the Grantor's westerly line and the easterly line of said David J. Carroll lands to a point witnessed by a 5/8 inch rebar with I.D. cap "Baker" found S 87° 45' 49" E, 3.00 feet and a 5/8 inch rebar with I.D. cap "Baker" found S 02° 14' 11" W, 3.00 feet;
- 12) **S 87° 45' 49" E, 340.00** feet along the Grantor's northerly line and the southerly line of said David J. Carroll lands to a 5/8 inch rebar with I.D. cap "Baker" found;
- 13) **N 02° 14' 11" E, 334.18** feet along the Grantor's westerly line and the easterly line of said David J. Carroll lands to a 5/8 inch rebar with I.D. cap "Baker" found;
- 14) **N 21° 59' 41" E, 701.23** feet along the Grantor's westerly line and the easterly line of said David J. Carroll lands to a 5/8 inch rebar with I.D. cap "Baker" found;
- 15) Thence along the Grantor's westerly line, the easterly line of said David J. Carroll lands and a curve to the left having a radius of **200.00 feet**, a length of **175.32 feet**, a delta angle of **50° 13' 31"** and a chord bearing of **N 03° 07' 04" W** for a chord distance of **169.76 feet** to a 5/8 inch rebar with I.D. cap "Baker" found;
- 16) **N 28° 13' 49" W, 344.55** feet along the Grantor's westerly line and the easterly line of said David J. Carroll lands to a 5/8 inch rebar with I.D. cap "Baker" found;

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Page 3 (Description of 14.204 ac.)

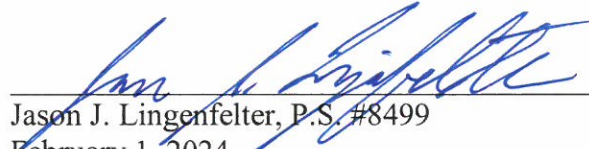
- 17) **N 02° 14' 11" E, 103.35** feet along the Grantor's westerly line and the easterly line of said David J. Carroll lands to the principal place of beginning and containing within said bounds **14.204** acres of land more or less, and subject to all legal highways and easements of record.

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.

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



Parcel Number: 2700050005

**FILE DESCRIPTION**

Holmes County Map Office  
4/23/2024

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