

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

Boundary description of a 51.642 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 David J. Carroll by Deed Volume 173, Page 677, (PPN. 2700050000), of Holmes County Records and further bound and described as follows:

Beginning at a 5/8 inch rebar found and known as being the southwest corner of the Southwest Quarter of Section 15, Washington Township;

THENCE WITH THE FOLLOWING NINETEEN (19) COURSES:

- 1) **N 01° 18' 43" W, 1338.87** feet along the section line and the Grantor's westerly line to a capped rebar set;
- 2) **S 87° 45' 46" E, 432.83** feet through the Grantor's lands to a capped rebar set;
- 3) **N 01° 18' 43" W, 357.91** feet through the Grantor's lands to a capped rebar set;
- 4) **N 87° 45' 46" W, 236.22** feet through the Grantor's lands to a capped rebar set;
- 5) **N 37° 00' 42" W, 233.46** feet through the Grantor's lands to a capped rebar set;
- 6) **N 01° 18' 43" W, 666.30** feet through the Grantor's lands to a point on the quarter section line, the Grantor's northerly line and in Township Road 453 witnessed by a capped rebar set **S 01° 18' 43" E, 25.00** feet;
- 7) **S 87° 45' 46" E, 792.91** feet along the quarter section line, the Grantor's northerly line and with Township Road 453 to a point witnessed 5/8 inch rebar with I.D. cap "Baker" found **S 02° 14' 11" W, 30.00** feet;
- 8) **S 02° 14' 11" W, 103.35** feet along the Grantor's easterly line and the westerly line of the lands conveyed to Marilyn K. Carroll by Official Record Volume 31, Page 422 of Holmes County Records, to a 5/8 inch rebar with I.D. cap "Baker" found;

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- 9) **S 28° 13' 49" E, 344.55** feet along the Grantor's easterly line and the westerly line of said Marilyn K. Carroll lands to a 5/8 inch rebar with I.D. cap "Baker" found;
- 10) Thence along the Grantor's easterly line, the westerly line of said Marilyn K. Carroll lands and a curve to the right 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 **S 03° 07' 04" E** for a chord distance of **169.76 feet** to a 5/8 inch rebar with I.D. cap "Baker" found;
- 11) **S 21° 59' 41" W, 701.23** feet along the Grantor's easterly line and the westerly line of said Marilyn K. Carroll lands to a 5/8 inch rebar with I.D. cap "Baker" found;
- 12) **S 02° 14' 11" W, 334.18** feet along the Grantor's easterly line and the westerly line of said Marilyn K. Carroll lands to a 5/8 inch rebar with I.D. cap "Baker" found;
- 13) **N 87° 45' 49" W, 340.00** feet along the Grantor's southerly line and the northerly line of said Marilyn K. 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;
- 14) **S 02° 14' 11" W, 400.00** feet along the Grantor's easterly line and the westerly line of said Marilyn K. Carroll lands to a point witnessed by a 5/8 inch rebar with I.D. cap "Baker" found **N 02° 14' 11" E, 3.00** feet and a 5/8 inch rebar with I.D. cap "Baker" found **S 87° 45' 49" E, 3.00** feet;
- 15) **S 87° 45' 49" E, 400.00** feet along the Grantor's northerly line and the southerly line of said Marilyn K. 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;
- 16) **N 02° 14' 11" E, 400.00** feet along the Grantor's westerly line and the easterly line of said Marilyn K. Carroll lands to a capped rebar set;
- 17) **S 87° 45' 49" E, 522.30** feet through the Grantor's lands to a capped rebar set on the Grantor's easterly line and the westerly line of the lands conveyed to Nancy Tysl by Official Record Volume 158, Page 198;
- 18) **S 01° 03' 03" E, 1008.58** feet along the Grantor's easterly line and the westerly line of said Nancy Tysl lands to a 5/8 inch rebar with I.D. cap "Baker" found at the Grantor's southeast corner and on the Washington -Knox Township Line;

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Page 3 (Description of 51.642 ac.)

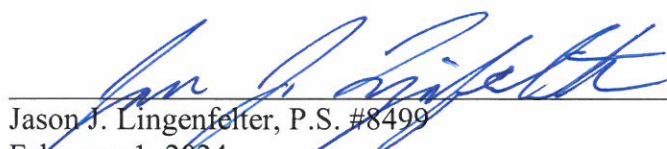
- 19) N 86° 23' 00" W, 1289.58 feet along the section line, the Washington – Knox Township Line and the Grantor's southerly line to the principal place of beginning and containing within said bounds 51.642 acres of land more or less, and subject to all legal highways and easements of record.

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: 2700050006

FILE DESCRIPTION
Holmes County Map Office
4/23/2024

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