

Description 2.500 acre parcel – Tract 1

Being part of the northeast quarter of Section 6, Washington Township, T-19 N, R-15 W, Holmes County, Ohio, also known as part of the lands conveyed to Charles R. Sprang and Kari A. Sprang in Official Record vol. 275 page 6273, PN 2700218003.

Described as follows:

Commencing at a 1 inch pipe found in T.R. 457 marking the northwest corner of the northeast quarter of Section 6, thence S 00 degrees 20' 11" E 1442.54 feet along the quarter section line and along T.R. 457 to a point at the intersection of T.R. 457 and T.R. 463, thence N 89 degrees 11' 39" E 832.30 feet along the centerline of T.R. 463 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 00 degrees 59' 26" E 29.00 feet.

thence with the following FOUR (4) COURSES:

- 1) N 89 degrees 11' 39" E 244.72 feet along the centerline of T.R. 463 to a point, witnessed by an iron pin set S 00 degrees 59' 26" E 30.00 feet;
- 2) S 00 degrees 59' 26" E 445.00 feet through the lands of said Sprang to an iron pin set on Travis J. Griffin, Trustee's (O.R. 275 page 5919) north line;
- 3) S 89 degrees 11' 39" W 244.72 feet along said Griffin's north line to a 5/8 inch rebar found;
- 4) N 00 degrees 59' 26" W 445.00 feet along Timothy D. Sprang's (O.R. 240 page 2216) east line to the TRUE POINT OF BEGINNING.

This parcel contains 2.500 acres, but subject to all highways and easements of record.

The above described 2.500 acre parcel is granted the use of a 20 foot secondary easement for the purpose of ingress and egress and further described as follows:

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Commencing at a 1 inch pipe found in T.R. 457 marking the northwest corner of the northeast quarter of Section 6, thence S 00 degrees 20' 11" E 1442.54 feet along the quarter section line and along T.R. 457 to a point at the intersection of T.R. 457 and T.R. 463, thence N 89 degrees 11' 39" E 1287.14 feet along the centerline of T.R. 463 to a point the TRUE POINT OF BEGINNING.

thence S 00 degrees 30' 10" E 154.05 feet along the centerline of a 20 foot secondary easement and through the lands of said Sprang to a point;

thence S 67 degrees 08' 25" W 225.00 feet along the centerline of a 20 foot secondary easement and through the lands of said Sprang to a point and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

See Holmes County Plat Book 19, page 4373 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
March 9, 2021



Aaron L. Gerber

P.S. 8379



Parcel Number: 2700218004

FILE DESCRIPTION

Holmes County Map Office
4/23/2021

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