

Description 2.500 acre parcel – Tract 2

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 1077.02 feet along the centerline of T.R. 463 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 00 degrees 59' 26" E 30.00 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 33.20 feet;
- 2) S 00 degrees 59' 26" E 445.00 feet along Rachele A. Lane's (O.R. 247 page 2010) west line and along Roger C. Mutchler, Co-Trustee, David E. Mutchler, Co-Trustee and Donald E. Mutchler, Co-Trustee's (O.R. 273 page 926) west line to a 5/8 inch rebar found;
- 3) S 89 degrees 11' 39" W 244.72 feet along Travis J. Griffin, Trustee's (O.R. 275 page 5919) north line to an iron pin set;
- 4) N 00 degrees 59' 26" W 445.00 feet through the lands of said Sprang 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 subject to and 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.

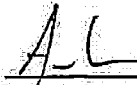
thence S 00 degrees 30' 10" E 154.05 feet along the centerline of a 20 foot secondary easement and through the lands of said Sprang to a point;

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: 2700218005

FILE DESCRIPTION

Holmes County Map Office

4/23/2021