

Description 0.215 acre parcel

Being a part of the northeast quarter of Section 25, Washington Township, T-20 N, R-15 W, Holmes County, Ohio, also known as part of the lands conveyed to Kenneth E. Bauer and Marcella M. Bauer in Official Record vol. 259 page 3574, PN 2800008005.

Described as follows:

Commencing at a stone found on the Wayne County line marking the northeast corner of the northeast quarter of Section 25, thence S 00 degrees 45' 52" E 134.49 feet along the section line and partly along the Wayne County line and partly along the Ripley Township line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 00 degrees 45' 52" E 40.00 feet along the Ripley Township line and along the section line to an iron pin set;
- 2) N 89 degrees 12' 17" W 235.74 feet through the lands of said Bauer to an iron pin set;
- 3) N 02 degrees 15' 36" E 40.00 feet through the lands of said Bauer to a 5/8 inch rebar found;
- 4) S 89 degrees 12' 17" E 233.62 feet along David R. Cogar's (O.R. 201 page 2275) south line to the TRUE POINT OF BEGINNING.

This parcel contains 0.215 acres, but subject to all easements of record.
To go to adjoiner.

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 4567 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
October 26, 2021



Donald C. Baker P.S. 6938



Parcel Number: 2800008007

FILE DESCRIPTION
Holmes County Map Office
12/3/2021