

Description 0.331 acre parcel

Being a part of the southwest quarter of Section 25, Washington Township, T-20 N, R-15 W, Holmes County, Ohio, also known as land conveyed to Ivan Mosier, Trustee of the Ivan Mosier Trust in Official Record vol. 262 page 3314 and O.R. 262 page 3317, PN 2800168000 and PN 2800167000.

Described as follows:

Commencing at a 3/4 inch pinchtap found with a 1/4 inch rod inside marking the southeast corner of the southwest quarter of Section 25, thence N 03 degrees 35' 55" E 919.35 feet along the quarter section line and along T.R. 475 to a point, the TRUE POINT OF BEGINNING, witnessed by a 3/4 inch pipe found S 76 degrees 03' 12" W 19.80 feet.

thence with the following EIGHT (8) COURSES:

- 1) S 76 degrees 03' 12" W 83.70 feet along Cheryl K. Wolf's (O.R. 213 page 212) north line to a 3/4 inch pipe found;
- 2) N 61 degrees 36' 29" W 37.01 feet along said Wolf's north line to a 1/2 inch rod found;
- 3) N 10 degrees 51' 48" W 80.00 feet along said Wolf's east line to a 3/4 inch pipe found;
- 4) N 14 degrees 47' 15" W 126.00 feet along said Wolf's east line to a point in Odell Lake on James E. Atkinson and Brenda M. Atkinson's (O.R. 254 page 2895) south line;
- 5) N 81 degrees 48' 26" E 70.00 feet along said Atkinson's south line to a point in Odell Lake;
- 6) S 07 degrees 53' 56" E 199.80 feet along Frederick L. Gilbert, Trustee and Peggy J. Gilbert, Trustee's (O.R. 268 page 2863) west line and along Matthew J. Muzic and Melissa L. Vannest's (O.R. 264 page 1305) west line to a 3/4 inch square rod found;
- 7) N 76 degrees 16' 02" E 67.86 feet along said Muzic and Vannest's south line to a 5/8 inch rebar found on the quarter section line and in T.R. 475, witnessed by a 3/4 inch pipe found S 76 degrees 16' 02" W 20.69 feet;
- 8) S 03 degrees 35' 55" W 26.05 feet along the quarter section line and along T.R. 475 to the TRUE POINT OF BEGINNING.

This parcel contains 0.331 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Bearings from Plat vol. 12 page 516.

See Holmes County Plat Book 19, page 3917 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
September 25, 2019



Aaron L. Gerber P.S. 8379



Parcel Number: 2800168001

FILE DESCRIPTION
Holmes County Map Office
11/8/2019