

Description 10.544 acre parcel

Being part of the northwest quarter of Section 25, T-20 N, R-15 W, Washington Township, Holmes County, Ohio, also known as part of the lands conveyed to Cynthia Choate in Official Record vol. 191 page 2151, PN 2800171000.

Described as follows:

Commencing at a 3/4 inch pipe found marking the southwest corner of the northwest quarter of Section 25, thence N 89 degrees 25' 20" E 1270.37 feet along the quarter section line to a 5/8 inch rebar found, thence N 00 degrees 12' 38" E 915.24 feet along The Reutter Family Real Estate, LLC's (O.R. 246 page 3789 and O.R. 253 page 1161) east line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) N 00 degrees 12' 38" E 463.37 feet along said The Reutter Family Real Estate, LLC's east line to a 3/4 inch pipe found;
- 2) S 89 degrees 14' 14" E 1148.17 feet along Triple B of Lakeville, Ltd.'s (D.V. 279 page 925) south line and along Lynnette D. Schemrich's (O.R. 238 page 907) south line to a point in the center of S.R. 226, witnessed by a 5/8 inch rebar found N 89 degrees 14' 14" W 30.00 feet;
- 3) S 40 degrees 11' 42" W 53.00 feet along the centerline of S.R. 226 to a point;
- 4) S 34 degrees 27' 16" W 60.00 feet along the centerline of S.R. 226 to a point;
- 5) S 32 degrees 55' 37" W 310.00 feet along the centerline of S.R. 226 to a point;
- 6) S 32 degrees 13' 53" W 129.05 feet along the centerline of S.R. 226 to a point, witnessed by an iron pin set N 89 degrees 14' 14" W 36.60 feet;
- 7) N 89 degrees 14' 14" W 844.36 feet through the lands of said Choate to the TRUE POINT OF BEGINNING.

This parcel contains 10.544 acres, but subject to all highways and easements of record.

This parcel is subject to an existing 15 foot easement recorded in Official Record vol. 191 page 2151 and Official Record vol. 253 page 1161.

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, 2011 adjustment.

See Holmes County Plat Book 19, page 4728 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
May 12, 2022


Donald C. Baker P.S. 6938



Parcel Number: 2800171001

FILE DESCRIPTION

Holmes County Map Office
6/29/2022