

Description 5.000 acre parcel – Tract 1

Being part of the southwest quarter of Section 2, T-19 N, R-15 W, Washington Township, Holmes County, Ohio, also known as part of the lands conveyed to Shirley Wronkovich, Thomas J. Wronkovich, Joel Keller and Makenzie Keller in Official Record vol. 281 page 4045, PN 2800244006.

Described as follows:

Commencing at a 5/8 inch rebar found in T.R. 467 marking the southeast corner of the southwest quarter of Section 2, thence N 00 degrees 34' 21" W 666.29 feet along the quarter section line to a 5/8 inch rebar found, thence S 88 degrees 32' 14" W 1325.10 feet along Anthony J. Race's (O.R. 277 page 5786) south line to a 5/8 inch rebar found, thence N 00 degrees 47' 22" W 327.15 feet along said Race's west line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) N 00 degrees 47' 22" W 778.74 feet along David Norman and Stephanie Norman's (O.R. 55 page 739) east line and along David A. Norman and Stephanie A. Norman's (O.R. 232 page 2801) east line to a 5/8 inch rebar found in the center of T.R. 473, witnessed by a 5/8 inch rebar found S 00 degrees 47' 22" E 25.59 feet;
- 2) S 80 degrees 59' 48" E 178.92 feet along the centerline of T.R. 473 to a 5/8 inch rebar found;
- 3) S 79 degrees 21' 58" E 115.86 feet along the centerline of T.R. 473 to a point, witnessed by an iron pin set S 00 degrees 47' 22" E 16.25 feet;
- 4) S 00 degrees 47' 22" E 721.95 feet through the lands of said Wronkovich, Wronkovich, Keller and Keller to an iron pin set on said Race's north line;
- 5) S 88 degrees 32' 14" W 289.90 feet along said Race's north line to the TRUE POINT OF BEGINNING.

This parcel contains 5.000 acres, but subject to all highways and easements of record.

Also granting a 20 foot secondary easement for the purpose of ingress and egress, further described as follows:

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Commencing at a 5/8 inch rebar found in T.R. 467 marking the southeast corner of the southwest quarter of Section 2, thence N 00 degrees 34' 21" W 666.29 feet along the quarter section line to a 5/8 inch rebar found, thence S 88 degrees 32' 14" W 1325.10 feet along Anthony J. Race's (O.R. 277 page 5786) south line to a 5/8 inch rebar found, thence N 00 degrees 47' 22" W 1105.89 feet along Anthony W. Race and Lee Ann Race's (O.R. 179 page 3438) east line, along David Norman and Stephanie Norman's (O.R. 55 page 739) east line and along David A. Norman and Stephanie A. Norman's (O.R. 232 page 2801) east line to a 5/8 inch rebar found in the center of T.R. 473, thence S 80 degrees 59' 48" E 178.92 feet along the centerline of T.R. 473 to a 5/8 inch rebar found, thence S 79 degrees 21' 58" E 137.06 feet along the centerline of T.R. 473 to a 5/8 inch rebar found, thence S 74 degrees 20' 54" E 75.02 feet along the centerline of T.R. 473 to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 20 foot secondary easement:

- 1) S 20 degrees 14' 42" W 189.77 feet through the lands of said Wronkovich, Wronkovich, Keller and Keller to a point;

2) S 74 degrees 28' 30" W 25.46 feet through the lands of said Wronkovich, Wronkovich, Keller and Keller 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 (2011 adjustment).

See Holmes County Plat Book 19, page 4725 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
May 13, 2022

Donald C. Baker P.S. 6938



Parcel Number: 2800244007

FILE DESCRIPTION
Holmes County Map Office
6/24/2022