

### Description 9.430 acre parcel

Being part of the northeast quarter of Section 25, T-20 N, R-15 W, Washington Township, Holmes County, Ohio, also known as lands conveyed to Triple B of Lakeville, Ltd. in Deed vol. 279 page 925 and in Official Record vol. 219 page 1512, PN 2800008000 and PN 2800289000.

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' 46" E 1324.70 feet along the Ripley Township line and along the section line to a 1/2 inch pipe found, thence N 88 degrees 55' 53" W 1360.40 feet along Odell Lake Property Owners Association, Inc.'s (O.R. 202 page 2068) north line and through the lands of Consolidated Rail Corporation (D.V. 203 page 456) and along O'Dell's Lake Property Owners Association's (O.R. 253 page 4483) north line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following TEN (10) COURSES:

- 1) S 52 degrees 03' 23" W 245.80 feet along said Triple B of Lakeville, Ltd.'s (O.R. 190 page 3161) north line to a 5/8 inch rebar found;
- 2) S 40 degrees 00' 49" W 129.02 feet along said Triple B of Lakeville, Ltd.'s (O.R. 190 page 3161) north line to a 5/8 inch rebar found;
- 3) N 73 degrees 09' 19" W 79.01 feet along said Triple B of Lakeville, Ltd.'s (O.R. 190 page 3161) north line to a 5/8 inch rebar found;
- 4) N 38 degrees 42' 40" W 189.72 feet along said Triple B of Lakeville, Ltd.'s (O.R. 190 page 3161) east line to a 5/8 inch rebar found;
- 5) S 84 degrees 39' 51" W 83.19 feet along said Triple B of Lakeville, Ltd.'s (O.R. 190 page 3161) north line to a 5/8 inch rebar found;
- 6) N 26 degrees 08' 56" W 237.48 feet along said Triple B of Lakeville, Ltd.'s (O.R. 190 page 3161) east line to an iron pin set;
- 7) N 09 degrees 52' 11" W 243.59 feet along said Triple B of Lakeville, Ltd.'s (O.R. 190 page 3161) east line to a 5/8 inch rebar found;
- 8) N 06 degrees 05' 32" E 169.68 feet along said Triple B of Lakeville, Ltd.'s (O.R. 190 page 3161) east line to a point in the center of S.R. 226, witnessed by a 5/8 inch rebar found S 06 degrees 05' 32" W 80.89 feet;
- 9) N 52 degrees 12' 55" E 376.00 feet along the centerline of S.R. 226 to a point, witnessed by an iron pin set S 26 degrees 42' 30" E 30.08 feet;
- 10) S 26 degrees 42' 30" E 856.92 feet through the lands of said Triple B of Lakeville, Ltd.'s (D.V. 279 page 925) to the TRUE POINT OF BEGINNING.

This parcel contains 9.430 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 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 5193 for survey.

This survey made and description prepared by Aaron L. Gerber, P.S. 8379.

December 13, 2023

Aaron L. Gerber

P.S. 8379



Parcel Number: 2800289001

**FILE DESCRIPTION**

Holmes County Map Office

1/9/2024