

Description 10.530 acre parcel

Being part of Lot 9, Fourth Quarter, T-10 N, R-6 W, Salt Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Raymond J. Kauffman and Esther R. Kauffman in Official Record vol. 30 page 257, PN 3400139000 and PN 3400139002.

Described as follows:

Commencing at a 5/8 inch rebar found in C.R. 201 marking the southwest corner of Lot 9 and on the Berlin Township line, thence N 00 degrees 33' 28" E 373.11 feet along the lot line and along C.R. 201 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 89 degrees 08' 28" E 28.98 feet.

thence with the following THIRTEEN (13) COURSES:

- 1) N 00 degrees 33' 28" E 453.17 feet along the lot line and along C.R. 201 to a point, witnessed by a 5/8 inch rebar found S 82 degrees 14' 56" E 43.55 feet;
- 2) S 82 degrees 14' 56" E 443.35 feet along Crist J. Kauffman and Freda Kauffman's (O.R. 272 page 5584) south line to a 5/8 inch rebar found;
- 3) N 82 degrees 50' 26" E 726.46 feet through the lands of said Raymond J. Kauffman and Esther R. Kauffman to an iron pin set;
- 4) S 01 degree 36' 09" E 483.09 feet through the lands of said Raymond J. Kauffman and Esther R. Kauffman to an iron pin set;
- 5) S 85 degrees 30' 11" W 199.88 feet through the lands of said Raymond J. Kauffman and Esther R. Kauffman to an iron pin set;
- 6) N 89 degrees 08' 28" W 81.07 feet through the lands of said Raymond J. Kauffman and Esther R. Kauffman to a point;
- 7) N 02 degrees 21' 40" W 22.45 feet through the lands of said Raymond J. Kauffman and Esther R. Kauffman to a 5/8 inch rebar found;
- 8) N 85 degrees 30' 11" E 246.38 feet along Robert R. Kauffman and Edna P. Kauffman's (O.R. 276 page 4547) south line to a 5/8 inch rebar found;
- 9) N 01 degree 36' 09" W 225.04 feet along said Robert R. Kauffman and Edna P. Kauffman's east line to a 5/8 inch rebar found;
- 10) S 86 degrees 26' 35" W 249.25 feet along said Robert R. Kauffman and Edna P. Kauffman's north line to a 5/8 inch rebar found;
- 11) S 02 degrees 21' 40" E 229.00 feet along said Robert R. Kauffman and Edna P. Kauffman's west line to a 5/8 inch rebar found;
- 12) S 02 degrees 21' 40" E 22.45 feet through the lands of said Raymond J. Kauffman and Esther R. Kauffman to a point;

13) N 89 degrees 08' 28" W 897.79 feet through the lands of said Raymond J. Kauffman and Esther R. Kauffman to the TRUE POINT OF BEGINNING.

This parcel contains 10.530 acres, but subject to all highways and easements of record.

This parcel is subject to an existing 50 foot easement recorded in Plat vol. 17 page 584.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5103 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
April 26, 2023



Donald C. Baker P.S. 6938



Parcel Number: 3400139008

FILE DESCRIPTION
Holmes County Map Office
9/15/2023

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