

Description 2.744 acre parcel

Being part of the northeast quarter of Section 10, T-14 N, R-12 W, Salt Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to 241 Holdings, LLC in Official Record vol. 269 page 5982, PN 3400205010.

Described as follows:

Commencing at a 5/8 inch rebar found in T.R. 605 marking the northwest corner of the northeast quarter of Section 10, thence N 88 degrees 29' 38" E 943.80 feet along the section line and along T.R. 605 to a point, thence S 50 degrees 59' 46" W 302.94 feet along Trustees of Salt Creek Township's (D.V. 75 page 55) east line and along S.R. 241 to a point, thence S 06 degrees 16' 32" W 8.88 feet along Township House Investments, Ltd.'s (O.R. 173 page 2552) east line to a point in the center of S.R. 241, thence S 50 degrees 54' 58" W 557.46 feet along the centerline of S.R. 241 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 36 degrees 29' 56" E 23.54 feet.

thence with the following TEN (10) COURSES:

- 1) S 36 degrees 29' 56" E 129.25 feet through the lands of said 241 Holdings, LLC to an iron pin set;
- 2) S 55 degrees 52' 53" E 134.36 feet through the lands of said 241 Holdings, LLC to an iron pin set;
- 3) S 14 degrees 50' 38" W 267.04 feet through the lands of said 241 Holdings, LLC to a 5/8 inch rebar found;
- 4) N 70 degrees 01' 46" W 55.02 feet along Mervin R. Miller and Elsie Miller's (O.R. 69 page 205) north line to a 5/8 inch rebar found;
- 5) S 36 degrees 58' 26" W 78.75 feet along said Miller's west line to a 5/8 inch rebar found;
- 6) N 58 degrees 37' 49" W 142.66 feet along said Miller's east line to a 5/8 inch rebar found;
- 7) N 54 degrees 28' 24" W 49.66 feet along said Miller's east line to a 5/8 inch rebar found;
- 8) N 38 degrees 23' 17" W 67.86 feet along said Miller's east line to a 5/8 inch rebar found;
- 9) N 16 degrees 05' 25" W 148.37 feet along said Miller's east line to a point in the center of S.R. 241, witnessed by a 5/8 inch rebar found S 16 degrees 05' 25" E 52.62 feet;
- 10) N 50 degrees 54' 58" E 289.69 feet along the centerline of S.R. 241 to the TRUE POINT OF BEGINNING.

This parcel contains 2.744 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".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83,
2011 adjustment.

See Holmes County Plat Book 19, page 5435 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
September 6, 2024



Donald C. Baker P.S. 6938



PPN: 3400205014

FILE DESCRIPTION
Holmes County Map Office
11/20/2024

2 of 2