

Description 23.300 acre parcel

Being a part of the southwest quarter of Section 24, Clark Township, T-8 N, R-4 W, Holmes County, Ohio, also known as a part of the lands conveyed to Maurice J. Gallagher in Official Record vol. 107 page 18, PN 0200454000.

Described as follows:

Beginning at a 5/8 inch rebar found marking the northwest corner of the southwest quarter of Section 24 the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) S 88 degrees 55' 18" E 1060.15 feet along the quarter section line to a R.R. spike found in T.R. 174, witnessed by an iron pin set N 88 degrees 55' 18" W 117.82 feet;
- 2) S 50 degrees 51' 37" E 50.00 feet along T.R. 174 and along Daniel J. Jr. and Cindy A. Tice's (Deed vol. 235 page 332) south line to an iron pin set;
- 3) S 38 degrees 27' 42" W 220.61 feet through the lands of said Gallagher to an iron pin set;
- 4) S 00 degrees 08' 16" E 225.69 feet through the lands of said Gallagher to an iron pin set;
- 5) S 39 degrees 18' 12" W 1538.16 feet through the lands of said Gallagher to an iron pin set on the section line;
- 6) N 00 degrees 25' 39" E 1640.23 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 23.300 acres, but subject to all highways and easements of record.

The above described 23.300 acre parcel is subject to a 30 foot common access easement for the purpose of ingress, egress and general utilities, and further described as follows:

Being a part of the southwest quarter of Section 24, Clark Township, T-8 N, R-4 W, Holmes County, Ohio, also known as a part of the lands conveyed to Maurice J. Gallagher in Official Record vol. 107 page 18, PN 0200454000.

Commencing at a 5/8 inch rebar found marking the northwest corner of the southwest quarter of Section 24, thence S 88 degrees 55' 18" E 1060.15 feet along the quarter section line to a R.R. spike found in T.R. 174, thence S 50 degrees 51' 37" E 24.33 feet along T.R. 174 and along Daniel J. Jr. and Cindy A. Tice's (Deed vol. 235 page 332) south line to a point the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES along the centerline of said 30 foot common access easement:

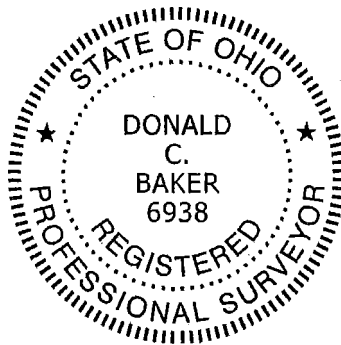
- 1) N 88 degrees 55' 18" W 136.69 feet to a point;
- 2) S 28 degrees 08' 59" W 111.70 feet to a point;

3) S 19 degrees 39' 19" E 214.99 feet to a point and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".
Bearings from Tuscarawas County Deed O.R. vol. 1009 page 422.

See Holmes County Plat Book 19, page 3800 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
May 6, 2019


Donald C. Baker P.S. 6938



Parcel Number: 0200454003

FILE DESCRIPTION
Holmes County Map Office
7/15/2019

2 of 2