

Description 30.600 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:

Commencing at a 5/8 inch rebar found on the Tuscarawas County line marking the southeast corner of the southwest quarter of Section 24, thence N 00 degrees 44' 08" E 638.13 feet along the quarter section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following NINE (9) COURSES:

- 1) N 89 degrees 11' 03" W 1547.76 feet through the lands of said Gallagher to an iron pin set;
- 2) N 00 degrees 08' 16" W 415.72 feet through the lands of said Gallagher to an iron pin set;
- 3) N 26 degrees 54' 48" W 207.51 feet through the lands of said Gallagher to an iron pin set;
- 4) N 08 degrees 09' 30" E 854.19 feet through the lands of said Gallagher to an iron pin set;
- 5) N 17 degrees 36' 42" E 429.57 feet through the lands of said Gallagher to an iron pin set in T.R. 174 and on Daniel J. Jr. and Cindy A. Tice's (Deed vol. 235 page 332) south line, witnessed by an iron pin set S 17 degrees 36' 42" W 20.81 feet;
- 6) S 50 degrees 51' 37" E 100.00 feet along T.R. 174 and along said Tice's south line to a 5/8 inch rebar found on Robert O. and Chelsie F. Shuman's (O.R. vol. 252 page 5674) west line, witnessed by an iron pin set S 00 degrees 08' 16" E 70.49 feet;
- 7) S 00 degrees 08' 16" E 1112.59 feet along said Shuman's west line to a 5/8 inch rebar found;
- 8) S 89 degrees 03' 20" E 1320.01 feet along said Shuman and G.H.S. Properties, Inc.'s (Deed vol. 233 page 942) south line to a 5/8 inch rebar found on the quarter section line;
- 9) S 00 degrees 44' 08" W 680.36 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 30.600 acres, but subject to all highways and easements of record.

The above described 30.600 acre parcel is granted the use of 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 SEVEN (7) 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;
- 4) S 25 degrees 37' 33" E 275.90 feet to a point;
- 5) S 12 degrees 20' 59" E 108.44 feet to a point;
- 6) S 08 degrees 09' 30" W 355.62 feet to a point;
- 7) S 02 degrees 32' 54" W 153.44 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: 0200454004

FILE DESCRIPTION
Holmes County Map Office
7/15/2019

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