

Description 28.223 acre parcel

Being part of Lots 11 and 16, Third Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Thomas K. Bird, Trustee and Cheryl L. Bird, Trustee in Official Record vol. 66 page 22 and Official Record vol. 66 page 43, PN 0600062000 and PN 0600063000.

Described as follows:

Beginning at a 5/8 inch rebar found marking the southwest corner of Lot 11 the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) N 02 degrees 15' 57" E 82.14 feet along the lot line to a point in T.R. 308, witnessed by an iron pin set S 02 degrees 15' 57" W 34.50 feet;
- 2) N 20 degrees 59' 32" E 113.85 feet along the centerline of T.R. 308 to a mag nail set;
- 3) N 28 degrees 13' 33" E 150.15 feet along the centerline of T.R. 308 to a mag nail set;
- 4) N 51 degrees 16' 56" E 138.98 feet along the centerline of T.R. 308 to a point, witnessed by an iron pin set N 81 degrees 44' 03" E 44.06 feet;
- 5) N 81 degrees 44' 03" E 1439.24 feet through the lands of said Bird to an iron pin set on Middle Farm, LLC's (O.R. 258 page 2699) west line;
- 6) S 01 degree 15' 33" W 911.72 feet (passing into Lot 16) along said Middle Farm, LLC's west line to an iron pin set, witnessed by an iron pin set N 88 degrees 08' 37" W 202.01 feet;
- 7) N 88 degrees 08' 37" W 1636.80 feet through the lands of said Bird to an iron pin set on the lot line;
- 8) N 01 degree 55' 33" E 244.10 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 28.223 acres, but subject to all highways and easements of record. Containing 19.059 acres in Lot 11 and 9.164 acres in Lot 16.

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 5329 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
February 26, 2024


Donald C. Baker P.S. 6938



Parcel Number: 0600063001

