

Description 2.894 acre parcel

Being part of the southwest quarter of Section 24, T-9 N, R-6 W, Hardy Township, Holmes County, Ohio, also known as all of the lands conveyed to Kirby Crane and Jay Crane in Official Record vol. 290 page 790 and Official Record vol. 290 page 794, PN 0600137000.

Described as follows:

Commencing at a point marking the northeast corner of the southwest quarter of Section 24, thence N 88 degrees 49' 04" W 472.82 feet along the quarter section line to a 5/8 inch rebar found, thence S 00 degrees 40' 37" W 631.79 feet along the west line of Lot 6 of Breezy Acres Subdivision Replat No. 1 (Plat vol. 19 page 3879) and along Neil Troyer and Anna Mae Troyer's (O.R. 288 page 1888) west line to a R.R. spike found in the center of C.R. 68, thence N 74 degrees 42' 37" W 115.19 feet along the centerline of C.R. 68 to a point, thence N 81 degrees 21' 23" W 354.10 feet along the centerline of C.R. 68 to a point, thence N 88 degrees 45' 48" W 246.22 feet along the centerline of C.R. 68 to a point, thence N 85 degrees 09' 27" W 164.96 feet along the centerline of C.R. 68 to a R.R. spike found the TRUE POINT OF BEGINNING, witnessed by a 1/2 inch pipe found N 03 degrees 40' 35" E 13.29 feet.

thence with the following NINE (9) COURSES:

- 1) N 85 degrees 06' 12" W 61.47 feet along the centerline of C.R. 68 to a point;
- 2) N 80 degrees 14' 31" W 244.58 feet along the centerline of C.R. 68 to a point;
- 3) N 76 degrees 11' 03" W 113.36 feet along the centerline of C.R. 68 to a point;
- 4) N 66 degrees 26' 22" W 109.53 feet along the centerline of C.R. 68 to a point, witnessed by a 1/2 inch pipe found N 00 degrees 58' 47" E 22.77 feet;
- 5) N 00 degrees 58' 47" E 159.11 feet along Timber James Wolff and Tracie Ann Wolff's (O.R. 217 page 1189) east line to a 5/8 inch rebar found;
- 6) N 20 degrees 26' 48" E 13.49 feet along said Wolff's east line to a 5/8 inch rebar found;
- 7) N 03 degrees 11' 30" W 61.82 feet along said Wolff's east line to a 1/2 inch pipe found;
- 8) S 76 degrees 01' 24" E 538.92 feet along the south line of Lot 3 of Breezy Acres Subdivision (Plat vol. 2 page 338) and along Shawn Miller and Kimberly S. Miller's (O.R. 270 page 342) south line to a 5/8 inch rebar found;
- 9) S 03 degrees 40' 35" W 221.30 feet along the west line of Lot 3 of said Breezy Acres Subdivision and along said Miller's west line to the TRUE POINT OF BEGINNING.

This parcel contains 2.894 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 Surveying LLC".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D.83, 2011 adjustment.

See Holmes County Plat Book _____ 19 _____, page 5439 _____ for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
November 8, 2024

Aaron L. Gerber P.S. 8379



Parcel Number: 0600137002

FILE DESCRIPTION
Holmes County Map Office
11/26/2024