

Description 40.324 acre parcel

Being part of the southeast quarter of Section 25, Hardy Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Frances W. Hummel in Deed vol. 225 page 607 and Official Record vol. 248 page 5955, PN 0600348000.

Described as follows:

Beginning at a 5/8 inch rebar found marking the northwest corner of the southeast quarter of Section 25 the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 88 degrees 18' 39" E 1324.08 feet along the quarter section line to a 5/8 inch rebar found;
- 2) S 00 degrees 35' 32" W 1329.47 feet along John F. Knapp and Wilma P. Knapp's (D.V. 173 page 492) west line to a 1/2 inch pipe found;
- 3) N 88 degrees 41' 09" W 1310.12 feet along Heritage Group Holdings, Ltd.'s (O.R. 274 page 7136) north line to a 1/2 inch pipe found on the quarter section line;
- 4) N 00 degrees 00' 02" E 1338.38 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 40.324 acres but subject to all highways and easements of record.

The Grantors grant unto the Grantees, their heirs and assigns, an existing 20 foot easement recorded in Deed vol. 61 page 576 for the purpose of ingress and egress and further described as follows:

Being part of the southwest quarter of Section 25, T-9 N, R-6 W, and a part of the southeast quarter of Section 21, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to David J. Schlabach and Adah J. Schlabach in Official Record vol. 232 page 465, PN 0600039001.

Commencing at a 5/8 inch rebar found marking the northeast corner of the southwest quarter of Section 25, thence S 00 degrees 00' 02" W 783.04 feet along the quarter section line to a point the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES along the centerline of a 20 foot easement:

- 1) S 88 degrees 53' 24" W 167.15 feet through the lands of said Schlabach to a point;
- 2) S 66 degrees 42' 40" W 160.30 feet through the lands of said Schlabach to a point;

- 3) S 84 degrees 46' 23" W 273.78 feet (passing into the southeast quarter of Section 21) through the lands of said Schlabach to a point;
- 4) S 85 degrees 37' 41" W 248.78 feet through the lands of said Schlabach to a point;
- 5) S 04 degrees 22' 19" E 10.00 feet through the lands of said Schlabach to a point in T.R. 129 and THERE ENDS.

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 5113 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
September 13, 2023

Donald C. Baker

P.S. 6938



Parcel Number: 0600348001

FILE DESCRIPTION

Holmes County Map Office
10/6/2023