

Description 3.550 acre parcel

Being part of the southeast quarter of Section 23, Killbuck Township, T-8 N, R-7 W, Holmes County, Ohio, also known as part of the lands conveyed to M S Acres, LLC in Official Record vol. 283 page 3155, PN 0800012000 and PN 0800351000.

Described as follows:

Commencing at a stone found on the Coshocton County line and on the Mechanic Township line marking the southeast corner of the southeast quarter of Section 23, thence N 88 degrees 22' 42" W 681.05 feet along the Coshocton County line and along the section line to a stone found, thence N 01 degree 18' 29" E 1333.61 feet along David R. Yoder, Betty Yoder, Raymond M. Yoder, and Ada Yoder's (O.R. 282 page 5000) east line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 88 degrees 30' 59" W 663.19 feet along said Yoder's north line to a point in the center of T.R. 80, witnessed by an iron pin set S 88 degrees 30' 59" E 21.50 feet;
- 2) N 00 degrees 56' 58" W 231.79 feet along the centerline of T.R. 80 to a point, witnessed by an iron pin set S 88 degrees 30' 59" E 16.12 feet;
- 3) S 88 degrees 30' 59" E 672.32 feet through the lands of said M S Acres, LLC to an iron pin set on the west line of Lot 2A in Killbuck Township Subdivision No. 3 (P. 2-638) and on Trailsend LLC's (O.R. 285 page 517) west line;
- 4) S 01 degree 18' 29" W 231.59 feet along the west line of Lot 2A of said Killbuck Township Subdivision No. 3 and along said Trailsend LLC's west line to the TRUE POINT OF BEGINNING.

This parcel contains 3.550 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 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 4988 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938,
April 3, 2023

Donald C. Baker P.S. 6938



Parcel Number: 0800012001

FILE DESCRIPTION

Holmes County Map Office
5/1/2023