

Description 45.852 acre parcel

Being part of the southeast quarter of Section 21, T-8 N, R-8 W, Killbuck Township, Holmes County, Ohio, also known as part of the lands conveyed to James Glenn Snow aka Glenn James Snow in Deed vol. 194 page 105 and Official Record vol. 278 page 2430, PN 0800609001, PN 0800607000, and PN 0800609000.

Described as follows:

Commencing at a R.R. spike set on the Coshocton County line and in C.R. 53 marking the southeast corner of the southeast quarter of Section 21, thence N 88 degrees 19' 44" W 1306.63 feet along the Coshocton County line and along the section line to a stone found the TRUE POINT OF BEGINNING.

thence with the following SIXTEEN (16) COURSES:

- 1) N 88 degrees 19' 44" W 1230.45 feet along the Coshocton County line and along the section line to an iron pin set;
- 2) N 01 degree 48' 01" E 718.39 feet through the lands of said Snow to a point in the center of T.R. 67, witnessed by an iron pin set S 01 degree 48' 01" W 32.30 feet;
- 3) N 54 degrees 43' 36" E 111.15 feet along the centerline of T.R. 67 to a 5/8 inch rebar found;
- 4) N 40 degrees 20' 17" E 330.00 feet along 413 Holdings, LLC's (O.R. 283 page 2270) east line and along Arnold Farm, Ltd.'s (O.R. 119 page 379) east line and along T.R. 67 to an iron pin set;
- 5) N 67 degrees 47' 25" E 115.50 feet along said Arnold Farm, Ltd.'s south line and along Drawde Farms, LLC's (O.R. 283 page 542) south line and along T.R. 67 to a 5/8 inch rebar found;
- 6) N 83 degrees 25' 50" E 363.00 feet along said Drawde Farms, LLC's south line and along T.R. 67 to a 5/8 inch rebar found;
- 7) S 84 degrees 29' 18" E 454.97 feet along the centerline of T.R. 67 to a 5/8 inch rebar found;
- 8) S 89 degrees 35' 55" E 714.20 feet along the centerline of T.R. 67 to an iron pin set;
- 9) N 78 degrees 53' 19" E 72.75 feet along the centerline of T.R. 67 to a R.R. spike found;
- 10) N 51 degrees 27' 16" E 65.86 feet along the centerline of T.R. 67 to a R.R. spike found;
- 11) N 33 degrees 17' 35" E 67.15 feet along the centerline of T.R. 67 to a R.R. spike found, witnessed by a 5/8 inch rebar found S 00 degrees 01' 27" E 60.00 feet;
- 12) S 00 degrees 01' 27" E 281.38 feet along Big Wood Enterprises LLC's (O.R. 230 page 1781) west line to a 5/8 inch rebar found;
- 13) N 89 degrees 58' 33" E 443.99 feet along said Big Wood Enterprises LLC's south line and along Scott D. Moore's (O.R. 227 page 1246) south line to an iron pin set on the section line and in C.R. 53, witnessed by a 5/8 inch rebar found S 89 degrees 58' 33" W 36.67 feet;
- 14) S 01 degrees 41' 44" W 263.34 feet along the section line and along C.R. 53 to a point, witnessed by an iron pin set N 88 degrees 18' 50" W 28.28 feet;
- 15) N 88 degrees 18' 50" W 668.32 feet through the lands of said Snow (PN 0800609000) to an iron pin set;
- 16) S 43 degrees 36' 19" W 956.43 feet through the lands of said Snow (PN 0800609000) to the TRUE POINT OF BEGINNING.

This parcel contains 45.852 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 5242 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
January 16, 2024

Donald C. Baker P.S. 6938



Parcel Number: 0800609002

FILE DESCRIPTION
Holmes County Map Office
3/19/2024

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