

Description 19.579 acre parcel

Being part of Lots 4 and 7, Second Quarter, T-9 N, R-9 W, Knox Township, Holmes County, Ohio, also known as part of the lands conveyed to J.A. Lands, L.L.C. in Official Record vol. 257 page 7014, PN 1100115000.

Described as follows:

Commencing at an iron pin set in T.R. 213 marking the southwest corner of Lot 4, thence S 88 degrees 03' 48" E 538.18 feet along the lot line and along T.R. 213 to a point, thence N 02 degrees 21' 22" E 514.11 feet along David E. Slabaugh and Ada M. Miller's (O.R. 284 page 4167) west line to an iron pin set the TRUE POINT OF BEGINNING.

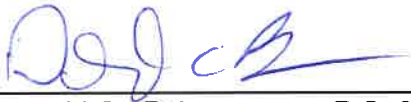
thence with the following ELEVEN (11) COURSES:

- 1) N 63 degrees 15' 59" W 563.18 feet through the lands of said J.A. Lands, L.L.C. to an iron pin set;
- 2) N 88 degrees 25' 06" W 591.60 feet (passing into Lot 7) through the lands of said J.A. Lands, L.L.C. to an iron pin set;
- 3) N 00 degrees 52' 59" W 831.58 feet through the lands of said J.A. Lands, L.L.C. to an iron pin set;
- 4) N 80 degrees 38' 27" E 394.19 feet through the lands of said J.A. Lands, L.L.C. to an iron pin set;
- 5) N 60 degrees 53' 30" E 148.59 feet through the lands of said J.A. Lands, L.L.C. to a point in T.R. 212, witnessed by an iron pin set S 60 degrees 53' 30" W 20.45 feet also witnessed by a 5/8 inch rebar found S 87 degrees 43' 12" E 18.46 feet;
- 6) S 87 degrees 43' 12" E 77.22 feet along Eugene Robert Leyda and Eugene R. Leyda's (D.V. 208 page 514, D.V. 237 page 724, and O.R. 277 page 2369) south line to a 5/8 inch rebar found;
- 7) S 01 degree 34' 53" W 214.50 feet along the lot line to an iron pin set in T.R. 212, witnessed by a 5/8 inch rebar found N 01 degree 34' 53" E 58.49 feet;
- 8) S 39 degrees 42' 33" E 169.62 feet (passing into Lot 4) along said J.A. Lands, L.L.C. (PN 1100343003) south line and along T.R. 212 to a 5/8 inch rebar found;
- 9) S 45 degrees 42' 33" E 275.88 feet along said J.A. Lands, L.L.C. (PN 1100343003) south line and along T.R. 212 to a 5/8 inch rebar found;
- 10) S 50 degrees 42' 36" E 299.99 feet along said J.A. Lands, L.L.C. (PN 1100343003 and PN 1100343002) south line and along T.R. 212 to a point, witnessed by a 5/8 inch rebar found S 02 degrees 21' 22" W 31.14 feet;
- 11) S 02 degrees 21' 22" W 507.38 feet along Matthew E. Spencer and Valentine M. Spencer's (O.R. 228 page 2919) west line to the TRUE POINT OF BEGINNING.

This parcel contains 19.579 acres, but subject to all highways and easements of record. Containing 7.699 acres in Lot 4 and 11.880 acres in Lot 7.

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 5235 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
February 9, 2024



Donald C. Baker P.S. 6938



Parcel Number: 1100115002

FILE DESCRIPTION
Holmes County Map Office
3/6/2024

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