

Description 2.000 acre parcel

Being a part of the northeast quarter of Section 17, Knox Township, T-9 N, R-9 W, Holmes County, Ohio, also known as part of the lands conveyed to Nova Lands, LLC in Official Record vol. 264 page 7391, PN 110522003.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of the northeast quarter of Section 17, thence N 01 degrees 57' 08" W 1082.19 feet along the quarter section line to a point in the center of C.R. 22, thence S 55 degrees 33' 40" E 302.37 feet along the centerline of C.R. 22 to a point, thence S 57 degrees 11' 40" E 82.27 feet along the centerline of C.R. 22 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 32 degrees 48' 20" E 41.35 feet.

thence with the following FIVE (5) COURSES:

- 1) N 32 degrees 48' 20" E 315.67 feet through the lands of said Nova Lands, LLC to an iron pin set;
- 2) S 57 degrees 11' 40" E 273.15 feet through the lands of said Nova Lands, LLC to an iron pin set;
- 3) S 32 degrees 48' 20" W 333.68 feet through the lands of said Nova Lands, LLC to a point in the center of C.R. 22, witnessed by an iron pin set N 32 degrees 48' 20" E 35.63 feet;
- 4) N 46 degrees 57' 18" W 101.33 feet along the centerline of C.R. 22 to a point;
- 5) N 57 degrees 11' 40" W 173.43 feet along the centerline of C.R. 22 to the TRUE POINT OF BEGINNING.

This parcel contains 2.000 acres, but subject to all highways and easements of record.

The grantors reserve unto themselves, their heirs and assigns a 50 foot easement for the purpose of ingress, egress and general utilities, and further described as follows:

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Commencing at a 5/8 inch rebar found marking the southwest corner of the northeast quarter of Section 17, thence N 01 degrees 57' 08" W 1082.19 feet along the quarter section line to a point in the center of C.R. 22, thence S 55 degrees 33' 40" E 302.37

feet along the centerline of C.R. 22 to a point, thence S 57 degrees 11' 40" E 255.70 feet along the centerline of C.R. 22 to a point, thence S 46 degrees 57' 18" E 101.33 feet along the centerline of C.R. 22 to a point, thence N 32 degrees 48' 20" E 25.40 feet through the lands of said Nova Lands, LLC to a point the TRUE POINT OF BEGINNING.

thence N 46 degrees 57' 18" W 99.06 feet along the centerline of said 50 foot easement and through the lands of said Nova Lands, LLC to a point;

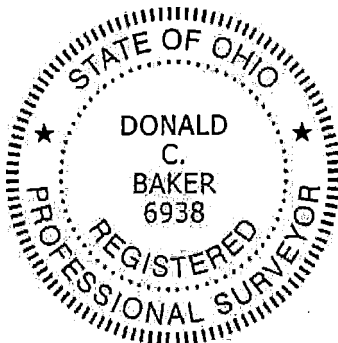
thence N 57 degrees 11' 40" W 55.18 feet along the centerline of said 50 foot easement and through the lands of said Nova Lands, LLC to a point and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Plat vol. 19 page 247.

See Holmes County Plat Book 19, page 4154 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 7, 2020



Donald C. Baker P.S. 6938



Parcel Number: 1100522004

FILE DESCRIPTION
Holmes County Map Office
8/27/2020

2 of 2