

Since 1972

Bair, Goodie and Associates, Inc.

CONSULTING ENGINEERS AND SURVEYORS

FRANK E. BAIR, P.S.
JOHN M. PELTZ, P.E.
DANIEL L. SMALLWOOD, P.E.
KAYNE TOUKONEN, P.S.

Main Office
153 NORTH BROADWAY
NEW PHILADELPHIA, OHIO 44663

PHONE: 330-343-3499
FAX: 330-343-9505
E-MAIL: BairGoodie@
WEB: BairGoodie.com

August 13, 2020

DESCRIPTION OF A 9.099 ACRE TRACT

Situated in the Township of Mechanic, County of Holmes, and State of Ohio.

Being located in the Northwest Quarter of Section 10, Township 8, Range 7 and being part of a tract as conveyed to David Dutton and Patricia Dutton (Parcel No. 1300083000) in Official Record Book 168 at Page 2457 of the Holmes County Records and being more fully described as follows:

COMMENCING at a 1-inch rebar (found) at the southeast corner of said quarter section.

THENCE with the south line of the above referenced quarter section North 88 deg. 43 min. 00 sec. West, 609.63 feet to a 5/8-inch rebar capped "Shamp" (found) at the southwest corner of a tract conveyed to Atlee A. Hershberger and Katie R. Hershberger (Official Record 270, Page 2841) and on the north line of a tract as conveyed to Hickory Lake Inc. (Deed Volume 165, Page 371) and at the southeast corner of the above referenced Dutton tract and the PLACE OF BEGINNING for the parcel herein to be described;

THENCE continuing with the north line of said Hickory Lake tract and with the south line of said Dutton tract and with said quarter section North 88 deg. 43 min. 00 sec. West, 715.03 feet to an iron pin (set) at the southeast corner of a tract as conveyed to Gail Dutton Miller and Jairo Miller (Official Record 24, Page 572) and at the southwest corner of said Dutton tract;

THENCE leaving the north line of said Hickory Lake tract and leaving the south line of said quarter section and with the east line of said Miller tract and with the west line of said Dutton tract, also with Township Road 103 North 01 deg. 20 min. 54 sec. East, 407.15 feet to a mag spike (set) referenced by a 5/8-inch rebar (found) bearing North 01 deg. 20 min. 54 sec. East,

122.41 feet, on an easterly corner of said Miller tract and a westerly corner of the above mentioned Dutton tract;

THENCE with a new line of division through said Dutton tract and with Township Road 103 the following four (4) courses:


- 1.) North 29 deg. 55 min. 18 sec. East, 105.83 feet to a mag spike (set) as referenced by a 5/8-inch rebar (found) bearing North 58 deg. 26 min. 30 sec. West, 58.57 feet.
- 2.) THENCE North 62 deg. 04 min. 34 sec. East, 74.38 feet to a mag spike (set) as referenced by a 5/8-inch rebar (found) bearing South 87 deg. 55 min. 51 sec. West, 115.70 feet.
- 3.) THENCE North 85 deg. 19 min. 05 sec. East, 436.41 feet to a mag spike (set).
- 4.) THENCE North 88 deg. 33 min. 56 sec. East, 166.48 feet to a mag spike (set) at the northwest corner of said Hershberger tract and on the east line of said Dutton tract;

THENCE leaving said road and with the west line of said Hershberger tract and with the east line of said Dutton tract South 01 deg. 25 min. 15 sec. West, 589.58 feet to the PLACE OF BEGINNING, containing 9.099 acres, more or less, but subject to all legal highways, rights-of-way, and easements.

Bearings oriented to the State Plane Coordinate System; North Zone (3401); Horizontal Datum; NAD83(2011). Iron pins indicated as (set) are a 5/8-inch iron bar (30-inches in length) with a yellow plastic cap stamped "Bair & Goodie". Date of Survey: July 2020. Plat and description prepared by Zephaniah A. Bradford, P.S. 8743.

Survey recorded in Plat Volume 19 , Page 4871




Plat and Description Prepared By:
Zephaniah A. Bradford, Professional Surveyor #8743

Parcel Number: 1300083002

Page 2 of 2 (9.099 ac.tract)

2 of 2

FILE DESCRIPTION
Holmes County Map Office
12/5/2022