

Description 0.362 acre parcel

Being part of Lot 17, First Quarter, T-9 N, R-8 W, Monroe Township, Holmes County, Ohio, also known as part of the lands conveyed to Marvin A. Raber and Katie Raber in Official Record vol. 276 page 5552, PN 1400020004.

Described as follows:

Commencing at a point at the intersection of C.R. 314 and S.R. 39 marking the southeast corner of Lot 17, thence N 01 degrees 55' 04" E 664.76 feet along the lot line to a point, thence N 89 degrees 39' 27" W 725.98 feet along Loder Farms, LLC's (O.R. 249 page 4308) south line and along the south line of Lot 1 of Rolling Hills Subdivision (Plat vol. 2 page 439) and along David A. Wengerd and Kathleen Wengerd's (O.R. 246 page 3992) south line to a 5/8 inch rebar found in the center of T.R. 264, thence N 53 degrees 06' 20" W 160.87 feet along the centerline of T.R. 264 to a point, thence N 87 degrees 37' 38" W 80.60 feet along Jac N. Neville and Tessa R. Neville's (O.R. 228 page 2286) south line and along the south line of Lot 1 of Hauderson Acres Subdivision (Plat vol. 19 page 1863) to a 5/8 inch rebar found, thence N 70 degrees 06' 11" W 217.04 feet along said Neville's south line and along the south line of Lot 1 of said Hauderson Acres Subdivision to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) S 03 degrees 01' 48" W 50.16 feet through the lands of said Raber to an iron pin set;
- 2) N 78 degrees 07' 19" W 442.79 feet through the lands of said Raber to an iron pin set;
- 3) S 88 degrees 10' 02" E 276.97 feet along Jac N. Neville's (O.R. 269 page 2727) south line and along the south line of Lot 2 of said Hauderson Acres Subdivision to a 5/8 inch rebar found;
- 4) S 88 degrees 10' 02" E 77.02 feet along said Jac N. Neville and Tessa R. Neville's south line and along the south line of Lot 1 of said Hauderson Acres Subdivision to a point, witnessed by an iron pin set N 88 degrees 10' 02" W 21.87 feet;
- 5) S 70 degrees 06' 11" E 87.36 feet along said Jac N. Neville and Tessa R. Neville's south line and along the south line of Lot 1 of said Hauderson Acres Subdivision to the TRUE POINT OF BEGINNING.

This parcel contains 0.362 acres, but subject to all highways and easements of record. To go to adjainer.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83,
2011 adjustment.

See Holmes County Plat Book 19, page 5114 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
June 22, 2023



Donald C. Baker P.S. 6938



Parcel Number: 1400020021

FILE DESCRIPTION
Holmes County Map Office
10/6/2023

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