

Description 19.675 acre parcel

Being a part of Lot 12, Fourth Quarter, Monroe Township, T-9 N, R-8 W, Holmes County, Ohio, also known as part of the lands conveyed to Shelar Properties IV, LLC in Official Record vol. 274 page 6029, PN 1400095002.

Described as follows:

Commencing at a stone found marking the southeast corner of Lot 12, thence N 02 degrees 01' 41" E 254.23 feet along the lot line to a point in the center of T.R. 271 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 02 degrees 01' 41" E 24.74 feet.

thence with the following TEN (10) COURSES:

- 1) S 44 degrees 40' 28" W 263.81 feet along the centerline of T.R. 271 to a point, witnessed by an iron pin set N 87 degrees 54' 41" W 24.56 feet;
- 2) N 87 degrees 54' 41" W 490.05 feet through the lands of said Shelar Properties IV, LLC to an iron pin set;
- 3) N 02 degrees 01' 41" E 1346.96 feet through the lands of said Shelar Properties IV, LLC to a 5/8 inch rebar found;
- 4) S 87 degrees 38' 33" E 668.78 feet along Scott S. Vaughn and Ashley E. Vaughn's (O.R. 274 page 6011) south line to a R.R. spike found on the lot line and in C.R. 400, witnessed by a 5/8 inch rebar found N 87 degrees 38' 33" W 19.63 feet;
- 5) S 02 degrees 01' 41" W 280.36 feet along the lot line and partly along C.R. 400 to a 5/8 inch rebar found;
- 6) N 87 degrees 59' 54" W 59.76 feet along Enos Ray Yoder and Patricia D. Yoder's (D.V. 256 page 285) north line to a 5/8 inch rebar found;
- 7) S 02 degrees 07' 19" W 260.05 feet along said Yoder's west line to a 5/8 inch rebar found;
- 8) S 02 degrees 42' 15" W 160.18 feet along Trustees of Monroe Township Holmes County, Ohio's (O.R. 248 page 7474) west line to a 5/8 inch rebar found;
- 9) S 89 degrees 23' 23" E 62.10 feet along said Trustees of Monroe Township Holmes County, Ohio's south line to a 5/8 inch rebar found on the lot line;
- 10) S 02 degrees 01' 41" W 450.52 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 19.675 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 Plat vol. 19 page 4140.

See Holmes County Plat Book 19, page 4314 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
January 13, 2021



Donald C. Baker P.S. 6938



Parcel Number: 1400095005

FILE DESCRIPTION
Holmes County Map Office
2/26/2021

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