

Description 30.379 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:

Beginning at a 5/8 inch rebar found marking the southwest corner of Lot 12 the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) N 02 degrees 16' 43" E 195.06 feet along the lot line to an iron pin set;
- 2) N 59 degrees 42' 22" E 1097.86 feet through the lands of said Shelar Properties IV, LLC to a point, witnessed by an iron pin set N 02 degrees 01' 41" E 40.22 feet;
- 3) S 87 degrees 38' 33" E 1078.52 feet through the lands of said Shelar Properties IV, LLC to an iron pin set;
- 4) S 02 degrees 01' 41" W 717.98 feet through the lands of said Shelar Properties IV, LLC to an iron pin set;
- 5) S 87 degrees 54' 41" E 490.05 feet through the lands of said Shelar Properties IV, LLC to a point in the center of T.R. 271, witnessed by an iron pin set N 87 degrees 54' 41" W 24.56 feet;
- 6) S 44 degrees 40' 28" W 81.49 feet along the centerline of T.R. 271 to a 5/8 inch rebar found on the lot line, witnessed by a P.K. nail found N 87 degrees 54' 41" W 22.37 feet;
- 7) N 87 degrees 54' 41" W 2441.95 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 30.379 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: 1400095006

FILE DESCRIPTION
Holmes County Map Office
2/26/2021