

Description 52.526 acre parcel

Being part of Lots 19 and 23, First Quarter, T-9 N, R-8 W, Monroe Township, Holmes County, Ohio, also known as part of the lands conveyed to L & C Rental Properties, Ltd. in Official Record vol. 228 page 1280, PN 1400474000 and PN 1400471000.

Described as follows:

Beginning at a 5/8 inch rebar found marking the southeast corner of Lot 23 the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) N 87 degrees 52' 40" W 1172.54 feet along the lot line to a 5/8 inch rebar found;
- 2) N 02 degrees 54' 07" E 1671.06 feet along William Johnson's (O.R. 170 page 1407) and William Johnson and Mary Drennan's (O.R. 170 page 1405 and O.R. 278 page 1484) east line to a point on the lot line, witnessed by a stone found S 02 degrees 54' 07" W 4.27 feet;
- 3) S 87 degrees 51' 35" E 299.50 feet along the lot line to a stone found;
- 4) S 87 degrees 57' 09" E 847.60 feet along the lot line to a point marking the northeast corner of Lot 23;
- 5) S 87 degrees 08' 44" E 209.22 feet along the lot line to a 5/8 inch rebar found;
- 6) S 02 degrees 01' 45" W 1671.45 feet along Barbella K. Drake's (D.V. 277 page 611 and O.R. 184 page 1900) west line, Gretchen L. Nethero, Trustee's (O.R. 271 page 6242) west line, and said L & C Rental Properties, Ltd.'s (PN 1400445000) west line to a 5/8 inch rebar found on the lot line;
- 7) N 87 degrees 16' 19" W 209.22 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 52.526 acres, but subject to all highways and easements of record. Containing 8.028 acres in Lot 19 and 44.498 acres in Lot 23.
To go to adjoiner.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83 (2011 adjustment).

See Holmes County Plat Book 19, page 4734 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
June 16, 2022



Donald C. Baker

P.S. 6938



Parcel Number: 1400474001

FILE DESCRIPTION

Holmes County Map Office

7/12/2022