

Description 0.183 acre parcel

Being part of Fractional Section 24, T-17 N, R-14 W, Monroe Township, Holmes County, Ohio, also known as part of the lands conveyed to Lorie A. Sexton in Official Record vol. 251 page 1236, PN 1400531000.

Described as follows:

Commencing at a 5/8 inch rebar found on the Prairie Township line marking the northeast corner of Fractional Section 24, thence S 88 degrees 28' 41" W 656.64 feet along the Ripley Township line and along the section line to a 5/8 inch rebar found, thence S 01 degree 33' 22" E 23.14 feet along the east line of Lot 1A of Two Township Subdivision (Plat vol. 19 page 2745) and along Corey Angle and Lindsey Angle's (O.R. 253 page 1139) east line to a 5/8 inch rebar found, thence S 88 degrees 53' 41" W 225.76 feet along the south line of Lot 1A of said Two Township Subdivision and along said Angle's south line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) S 07 degrees 00' 58" E 161.68 feet along Trent Wahl and Andria Foltz's (O.R. 281 page 117) west line to a 5/8 inch rebar found;
- 2) S 03 degrees 15' 56" W 155.99 feet along said Wahl and Foltz's west line to a point on the Greenville Treaty line and on the section line and in C.R. 320, witnessed by a 5/8 inch rebar found N 03 degrees 15' 56" E 40.00 feet;
- 3) S 81 degrees 27' 52" W 25.54 feet along the Greenville Treaty line and along the section line to a point, witnessed by an iron pin set N 03 degrees 15' 56" E 41.92 feet;
- 4) N 03 degrees 15' 56" E 158.96 feet through the lands of said Sexton to an iron pin set;
- 5) N 07 degrees 00' 58" W 162.02 feet through the lands of said Sexton to a 5/8 inch rebar found;
- 6) N 88 degrees 53' 41" E 25.13 feet along the south line of Lot 1A of said Two Township Subdivision and along said Angle's south line to the TRUE POINT OF BEGINNING.

This parcel contains 0.183 acres, but subject to all highways and easements of record. 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 5069 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
April 20, 2023

Donald C. Baker P.S. 6938



Parcel Number: 1400531010

FILE DESCRIPTION

Holmes County Map Office

8/18/2023