

Description 0.497 acre parcel

Being part of the northeast and northwest quarters of Section 28, T-14 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to Alvin E. Hilty and Linda Sue Hilty in Official Record vol. 210 page 1893, PN 1700181000.

Described as follows:

Commencing at a 5/8 inch rebar found on the Wayne County line marking the northwest corner of the northeast quarter of Section 28, thence S 88 degrees 38' 30" E 1287.66 feet along the Wayne County line and along the section line to a point, thence S 00 degrees 27' 33" W 1381.08 feet along James B. Croskey and Shirley S. Croskey's (O.R. 227 page 2185) east line to a 5/8 inch rebar found, thence N 88 degrees 44' 53" W 992.87 feet along said Croskey's south line to a point the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) N 88 degrees 44' 53" W 359.64 feet (passing into the northwest quarter of Section 28) through the lands of said Hilty to a point on the east right of way line of S.R. 83;
- 2) N 12 degrees 33' 24" W 47.30 feet along said Croskey's east line and along the east right of way line of S.R. 83 to a point;
- 3) Along a curve to the left having a delta angle of 05 degrees 54' 41", R – 2278.63 feet, Ch. Brg. – N 15 degrees 30' 44" W, Ch. – 234.99 feet along said Croskey's east line and along the east right of way line of S.R. 83 an arc distance of 235.09 feet to a 5/8 inch rebar found;
- 4) S 26 degrees 15' 24" E 225.80 feet along said Croskey's west line to a 5/8 inch rebar found;
- 5) S 81 degrees 31' 24" E 248.10 feet (passing into the northeast quarter of Section 28) along said Croskey's south line to a point, witnessed by an iron pin set N 81 degrees 31' 24" W 83.78 feet;
- 6) S 64 degrees 39' 54" E 96.71 feet along said Croskey's south line to the TRUE POINT OF BEGINNING.

This parcel contains 0.497 acres, but subject to all highways and easements of record. Containing 0.338 acres in the northeast quarter of Section 28 and 0.159 acres in the northwest quarter of Section 28.
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 5322 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
May 21, 2024



Donald C. Baker P.S. 6938



Parcel Number: 1700181001

FILE DESCRIPTION
Holmes County Map Office
7/12/2024

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