

Description 0.308 acre parcel

Being a part of the northwest quarter of Section 27, Prairie Township, T-14 N, R-13 W, Holmes County, Ohio, also known as part of the lands conveyed to Andy M. Shetler and Emma A. Shetler in Deed vol. 180 page 335 and Deed vol. 245 page 291, PN 1700431000.

Described as follows:

Commencing at a 5/8 inch rebar found on the Wayne County line and in C.R. 245 marking the northeast corner of the northwest quarter of Section 27, thence S 03 degrees 23' 20" W 816.29 feet along the quarter section line and along C.R. 245 to a point, thence N 86 degrees 24' 38" W 256.34 feet along Dean F. Wolboldt and Debra Wolboldt's (D.V. 263 page 597) south line to a point, thence N 87 degrees 25' 37" E 72.86 feet along said Wolboldt's south line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 03 degrees 41' 49" W 286.30 feet through the lands of said Shetler to an iron pin set on David J. Shetler and Jemima T. Shetler's (O.R. 67 page 550) north line;
- 2) N 86 degrees 29' 15" W 43.77 feet along said David J. Shetler and Jemima T. Shetler's north line to a 5/8 inch rebar found;
- 3) N 02 degrees 26' 30" E 285.53 feet along Dan A. Shetler and Linda P. Shetler's (O.R. 55 page 635) east line to a 5/8 inch rebar found on said Wolboldt's south line;
- 4) S 87 degrees 25' 37" E 50.04 feet along said Wolboldt's south line to the TRUE POINT OF BEGINNING.

This parcel contains 0.308 acres, but subject to all highways and easements of record. To go to adjoiner.

This parcel is subject to an existing 50 foot easement recorded in Plat vol. 17 page 569.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Plat vol. 17 page 569.

See Holmes County Plat Book 19, page 4338 for survey. This survey made and description prepared by Donald C. Baker, P.S. 6938. September 8, 2020


Donald C. Baker P.S. 6938



Parcel Number: 1700431002

FILE DESCRIPTION
Holmes County Map Office
3/23/2021