

Description 10.032 acre parcel

Being part of the northwest and southwest quarters of Section 8, T-14 N, R-12 W, Salt Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to James A. Feikert in Deed vol. 172 page 306 and Deed vol. 245 page 154, PN 2400059000 and PN 2400057000.

Described as follows:

Commencing at a stone found marking the southwest corner of the northwest quarter of Section 8, thence N 00 degrees 01' 20" W 226.85 feet along the section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following TWELVE (12) COURSES:

- 1) N 00 degrees 01' 20" W 563.91 feet along the section line to a 5/8 inch rebar found;
- 2) N 88 degrees 31' 36" E 763.04 feet along the south line of Lot 6 of Hills of Home Subdivision Replat No. 2 (Plat vol. 2 page 600) and along Marcus A. Troyer and Susan J. Troyer's (O.R. 273 page 1697) south line to a 5/8 inch rebar found;
- 3) S 00 degrees 58' 01" W 455.69 feet along Inga A. Troyer, Trustee's (O.R. 212 page 938) west line to a 5/8 inch rebar found;
- 4) S 79 degrees 30' 38" W 159.38 feet along the north line of Lot 1 of Seren Valley Allotment No. 2 (Plat vol. 15 page 108) and along Ervin Mast, Jr. and Mary M. Mast's (O.R. 256 page 3713) north line to a 5/8 inch rebar found;
- 5) S 15 degrees 06' 27" W 287.71 feet along the west line of Lot 1 of said Seren Valley Allotment No. 2 and along said Mast's west line to an iron pin set;
- 6) S 13 degrees 04' 50" W 81.77 feet (passing into the southwest quarter of Section 8) along the west line of Lot 1 of said Seren Valley Allotment No. 2 and along said Mast's west line to a 5/8 inch rebar found;
- 7) S 04 degrees 27' 33" E 155.48 feet along the west line of Lot 1 of said Seren Valley Allotment No. 2 and along said Mast's west line to a 5/8 inch rebar found in the center of T.R. 605, witnessed by a 5/8 inch rebar found N 04 degrees 27' 33" W 45.63 feet;
- 8) S 80 degrees 44' 13" W 50.18 feet along the centerline of T.R. 605 to a 5/8 inch rebar found, witnessed by a 5/8 inch rebar found N 04 degrees 27' 33" W 45.63 feet;
- 9) N 04 degrees 27' 33" W 167.40 feet along the east line of Lot 2 of Seren Valley Allotment No. 1 Replat of Lot 1 (Plat vol. 17 page 606) and along Larry F. Yoder and Alma A. Yoder's (O.R. 261 page 346) east line to a 5/8 inch rebar found;
- 10) N 13 degrees 04' 50" E 90.36 feet (passing into the northwest quarter of Section 8) along the east line of Lot 2 of said Seren Valley Allotment No. 1 Replat of Lot 1 and along said Yoder's east line to a 5/8 inch rebar found;
- 11) N 15 degrees 06' 27" E 172.88 feet along the east line of Lot 3 of said Seren Valley Allotment No. 1 Replat of Lot 1 and along James A. Feikert's (O.R. 58 page 559) east line to a 5/8 inch rebar found;
- 12) S 89 degrees 58' 40" W 519.72 feet through the lands of said Feikert (D.V. 172 page 306 and D.V. 245 page 154) to the TRUE POINT OF BEGINNING.

This parcel contains 10.032 acres, but subject to all highways and easements of record. Containing 9.797 acres in the northwest quarter of Section 8 and 0.235 acres in the southwest quarter of Section 8.

This parcel is subject to and has access by a 50 foot common access easement for the purpose of ingress, egress, and general utilities, and is further described as follows:

Commencing at a stone found marking the southwest corner of the northwest quarter of Section 8, thence N 00 degrees 01' 20" W 226.85 feet along the section line to an iron

pin set, thence N 89 degrees 58' 40" E 519.72 feet through the lands of said Feikert and along the north line of Lot 4 to a 5/8 inch rebar found, thence S 74 degrees 53' 33" E 25.00 feet through the lands of said Feikert to a point the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES along the centerline of a 50 foot easement:

- 1) S 15 degrees 06' 27" W 172.44 feet along through the lands of said Feikert to a point;
- 2) S 13 degrees 04' 50" W 86.06 feet (passing into the southwest quarter of Section 8) through the lands of said Feikert to a point;
- 3) S 04 degrees 27' 33" E 161.44 feet through the lands of said Feikert to a point in the center of T.R. 605 and THERE ENDS.

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 4826 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
June 20, 2022

Donald C. Baker P.S. 6938



Parcel Number: 2400059004

FILE DESCRIPTION
Holmes County Map Office
10/11/2022