

Description 7.704 acre parcel

Being part of the southeast quarter of Section 8, T-19 N, R-15 W, Washington Township, Holmes County, Ohio, also known as part of the lands conveyed to Grand Adventure, LLC in Official Record vol. 283 page 1207 and all of the lands conveyed in Official Record vol. 288 page 6071, PN 2700083003, PN 2700083001, and PN 2700083004.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of the southeast quarter of Section 8, thence S 01 degree 51' 43" E 1314.29 feet along the quarter section line to a 5/8 inch rebar found, thence N 87 degrees 10' 48" E 403.73 feet along VVV Properties, LLC's (O.R. 206 page 1355) south line to a 5/8 inch rebar found on the west line of the Lake Fork of the Mohican River the TRUE POINT OF BEGINNING.

thence with the following NINE (9) COURSES:

- 1) N 87 degrees 10' 48" E 862.53 feet along said VVV Properties, LLC's south line and along Randy Sponseller and Sue Sponseller's (D.V. 239 page 396) south line to a 5/8 inch rebar found;
- 2) N 87 degrees 06' 33" E 45.81 feet along said Sponseller's south line to a point in the center of T.R. 451, witnessed by a 5/8 inch rebar found S 87 degrees 06' 33" W 14.37 feet;
- 3) S 08 degrees 14' 33" W 97.30 feet along the centerline of T.R. 451 to a point;
- 4) S 03 degrees 50' 31" W 311.89 feet along the centerline of T.R. 451 to a point;
- 5) S 03 degrees 33' 41" W 150.77 feet along the centerline of T.R. 451 to a point; witnessed by an iron pin set N 88 degrees 04' 03" W 16.40 feet;
- 6) N 88 degrees 04' 03" W 565.04 feet through the lands of said Grand Adventure, LLC (O.R. 283 page 1207) to an iron pin set;
- 7) N 08 degrees 06' 51" E 379.08 feet through the lands of said Grand Adventure, LLC to an iron pin set;
- 8) N 87 degrees 35' 03" W 343.98 feet through the lands of said Grand Adventure, LLC to a 5/8 inch rebar found;
- 9) N 04 degrees 27' 25" W 104.69 feet along Matthew D. Wilson and Ashley R. Wilson's (O.R. 251 page 3536 east line and along the west line of the Lake Fork of the Mohican River to a point and THERE ENDS.

This parcel contains 7.704 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83,
2011 adjustment.

See Holmes County Plat Book 19, page 5376 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
August 5, 2024



Donald C. Baker P.S. 6938



Parcel Number: 2700083005

FILE DESCRIPTION
Holmes County Map Office

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