

Description 5.656 acre parcel

Being part of the northeast quarter of Section 25, T-20 N, R-15 W, Washington Township, Holmes County, Ohio, also known as part of the lands conveyed to Triple B of Lakeville, Ltd. in Deed vol. 279 page 925, PN 2800008000.

Described as follows:

Commencing at a stone found on the Wayne County line marking the northeast corner of the northeast quarter of Section 25, thence S 00 degrees 45' 46" E 839.48 feet along the Ripley Township line and along the section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES:

- 1) S 00 degrees 45' 46" E 485.22 feet along the Ripley Township line and along the section line to a 1/2 inch pipe found;
- 2) N 88 degrees 55' 53" W 946.11 feet along Odell Lake Property Owners Association, Inc.'s (O.R. 202 page 2068) north line to an iron pin set on Consolidated Rail Corporation's (D.V. 203 page 456) south line;
- 3) Along a curve to the right having a delta angle of 10 degrees 34' 57", R – 5689.65 feet, T – 526.94 feet, Ch. Brg. – N 63 degrees 32' 34" E, Ch. – 1049.39 feet along said Consolidated Rail Corporation's south line an arc distance of 1050.88 feet to the TRUE POINT OF BEGINNING.

This parcel contains 5.656 acres, but subject to all highways and easements of record.

This parcel must always be conveyed with the 98.055 acre parcel unless other access is provided.

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 5193 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379,
December 13, 2023

Aaron L. Gerber

P.S. 8379



Parcel Number: 2800008010

FILE DESCRIPTION

Holmes County Map Office

1/9/2024