

Description 28.624 acre parcel

Being a part of the southwest quarter of Section 24, Clark Township, T-8 N, R-4 W, Holmes County, Ohio, also known as a part of the lands conveyed to Maurice J. Gallagher in Official Record vol. 107 page 18, PN 0200454000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of the southwest quarter of Section 24, thence S 88 degrees 55' 18" E 1060.15 feet along the quarter section line to a R.R. spike found in T.R. 174, thence S 50 degrees 51' 37" E 50.00 feet along T.R. 174 and along Daniel J. Jr. and Cindy A. Tice's (Deed vol. 235 page 332) south line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following TEN (10) COURSES:

- 1) S 50 degrees 51' 37" E 211.63 feet along T.R. 174 and along said Tice's south line to an iron pin set, witnessed by an iron pin set S 17 degrees 36' 42" W 20.81 feet;
- 2) S 17 degrees 36' 42" W 429.57 feet through the lands of said Gallagher to an iron pin set;
- 3) S 08 degrees 09' 30" W 854.19 feet through the lands of said Gallagher to an iron pin set;
- 4) S 26 degrees 54' 48" E 207.51 feet through the lands of said Gallagher to an iron pin set;
- 5) S 00 degrees 08' 16" E 415.72 feet through the lands of said Gallagher to an iron pin set;
- 6) N 89 degrees 11' 03" W 1121.85 feet through the lands of said Gallagher to an iron pin set on the section line;
- 7) N 00 degrees 25' 39" E 384.69 feet along the section line to an iron pin set;
- 8) N 39 degrees 18' 12" E 1538.16 feet through the lands of said Gallagher to an iron pin set;
- 9) N 00 degrees 08' 16" W 225.69 feet through the lands of said Gallagher to an iron pin set;
- 10) N 38 degrees 27' 42" E 220.61 feet through the lands of said Gallagher to the TRUE POINT OF BEGINNING.

This parcel contains 28.624 acres, but subject to all highways and easements of record.

The above described 28.624 acre parcel is granted the use of a 30 foot common access easement for the purpose of ingress, egress and general utilities, and further described as follows:

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Commencing at a 5/8 inch rebar found marking the northwest corner of the southwest quarter of Section 24, thence S 88 degrees 55' 18" E 1060.15 feet along the quarter section line to a R.R. spike found in T.R. 174, thence S 50 degrees 51' 37" E 24.33 feet along T.R. 174 and along Daniel J. Jr. and Cindy A. Tice's (Deed vol. 235 page 332) south line to a point the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES along the centerline of said 30 foot common access easement:

- 1) N 88 degrees 55' 18" W 136.69 feet to a point;
- 2) S 28 degrees 08' 59" W 111.70 feet to a point;
- 3) S 19 degrees 39' 19" E 214.99 feet to a point on the west line of said 28.624 acre parcel and THERE ENDS.

The above described 28.624 acre parcel is subject to a 30 foot common access easement for the purpose of ingress, egress and general utilities, and further described as follows:

Being a part of the southwest quarter of Section 24, Clark Township, T-8 N, R-4 W, Holmes County, Ohio, also known as a part of the lands conveyed to Maurice J. Gallagher in Official Record vol. 107 page 18, PN 0200454000.

Commencing at a 5/8 inch rebar found marking the northwest corner of the southwest quarter of Section 24, thence S 88 degrees 55' 18" E 1060.15 feet along the quarter section line to a R.R. spike found in T.R. 174, thence S 50 degrees 51' 37" E 50.00 feet along T.R. 174 and along Daniel J. Jr. and Cindy A. Tice's (Deed vol. 235 page 332) south line to a point, thence S 38 degrees 27' 42" W 220.61 feet along the west line of said 28.624 acre parcel to a point, thence S 00 degrees 08' 16" E 109.43 feet along the west line of said 28.624 acre parcel to a point the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES along the centerline of said 30 foot common access easement:

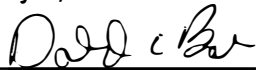
- 1) S 25 degrees 37' 33" E 275.90 feet to a point;
- 2) S 12 degrees 20' 59" E 108.44 feet to a point;
- 3) S 08 degrees 09' 30" W 355.62 feet to a point;
- 4) S 02 degrees 32' 54" W 153.44 feet to a point on the east line of said 28.624 acre parcel and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Bearings from Tuscarawas County Deed O.R. vol. 1009 page 422.

See Holmes County Plat Book 19, page 3800 for survey.

This survey made and description prepared by Donald C. Baker, P.S. 6938.

May 6, 2019



Donald C. Baker

P.S. 6938



Parcel Number: 0200454005

**FILE DESCRIPTION**

Holmes County Map Office  
7/15/2019