

Description 14.911 acre parcel

Being part of Lots 4 and 20, First Quarter, T-9 N, R-9 W, Knox Township, Holmes County, Ohio, also known as part of the lands conveyed to Barry W. Nicholson and Lori K. Nicholson in Official Record vol. 185 page 836, PN 1100045008.

Described as follows:

Commencing at a 5/8 inch rebar found in T.R. 501 marking the northwest corner of Lot 4, thence S 01 degrees 30' 36" W 143.69 feet along the lot line and along T.R. 501 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 71 degrees 03' 39" E 11.85 feet.

thence with the following TWELVE (12) COURSES:

- 1) S 71 degrees 03' 39" E 320.21 feet along said Nicholson's (O.R. 245 page 1525) south line to a 5/8 inch rebar found;
- 2) S 64 degrees 52' 30" E 434.12 feet along said Nicholson's (O.R. 245 page 1525) south line to a 5/8 inch rebar found;
- 3) S 88 degrees 20' 11" E 401.27 feet partly along said Nicholson's (O.R. 245 page 1525) south line and partly through the lands of said Nicholson (O.R. 185 page 836) to an iron pin set;
- 4) N 02 degrees 13' 08" E 465.13 feet (passing into Lot 20) through the lands of said Nicholson (O.R. 185 page 836) to an iron pin set;
- 5) S 82 degrees 13' 42" E 582.87 feet (passing into Lot 4) through the lands of said Nicholson (O.R. 185 page 836) to an iron pin set;
- 6) S 74 degrees 27' 41" E 184.44 feet through the lands of said Nicholson (O.R. 185 page 836) to an iron pin set;
- 7) S 83 degrees 16' 39" E 613.53 feet through the lands of said Nicholson (O.R. 185 page 836) to an iron pin set on the Monroe Township line and on the lot line;
- 8) S 02 degrees 13' 08" W 354.77 feet along the Monroe Township line and along the lot line to a 5/8 inch rebar found;
- 9) N 88 degrees 20' 11" W 1782.48 feet along Raymond R. Kopak and Jean F. Kopack's (O.R. 190 page 2806) north line and along Daniel A. Byler and Emma A. Byler's (O.R. 263 page 6262) north line to a 5/8 inch rebar found;
- 10) N 64 degrees 52' 30" W 441.80 feet along Carole L. Gilbert and Laura L. Rogers' (O.R. 275 page 2565) north line to a 5/8 inch rebar found;
- 11) N 71 degrees 03' 39" W 301.81 feet along said Gilbert and Rogers' north line to a 5/8 inch rebar found on the lot line and in T.R. 501, witnessed by a 5/8 inch rebar found S 71 degrees 03' 39" E 30.00 feet;

12) N 01 degrees 30' 36" E 52.41 feet along the lot line and along T.R. 501 to the TRUE POINT OF BEGINNING.

This parcel contains 14.911 acres, but subject to all highways and easements of record. Containing 14.687 acres in Lot 4 and 0.224 acres in Lot 20.

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 4762 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
June 17, 2022

Aaron L. Gerber

P.S. 8379



Parcel Number: 1100045014

FILE DESCRIPTION

Holmes County Map Office
8/15/2022

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