

**Description of 1.005 Acre
Standard Highway Parcel 1-WD**

Situated in the Township of Mechanic, County of Holmes and State of Ohio;

Being part Lot 15 of the 3rd Quarter, Township 8 N of Range 6 W and being part of a 16.714 acre parcel of land (Parcel 2 – PID: 13-00275-002) and part of a 1.000 acre parcel of land (Parcel 4 – PID: 13-00275-000) as conveyed to Bunny John, LLC as recorded in OR Volume 274, Page 936 (202000011108) of the Holmes County Deed Records and being more particularly described as follows:

Beginning at a 5/8" bar found at the southwest corner of said Lot 15;

Thence S 88° 50' 51" E along the south line of said Lot 15, a distance of 1210.77 feet to a point (STA: 5+26.13 - CR 19), said point being the **TRUE PLACE OF BEGINNING**;

1. Thence N 7° 33' 17" E along the west line of said Bunny 1.000 acre parcel, which is the present centerline of County Road 19, a distance of 167.68 feet to a railroad spike found (STA: 6+85.36, 31.93' LT - CR 19);
2. Thence N 14° 14' 36" E along the west line of said Bunny 1.000 acre parcel, which is the present centerline of County Rd 19, a distance of 101.22 feet to a point (STA: 7+76.80, 67.20' LT - CR 19);
3. Thence N 24° 04' 50" E along the westerly line of said Bunny 16.714 acre parcel, which is the present centerline of County Road 19, a distance of 70.22 feet to a point (STA: 8+45.60, 81.25' LT - CR 19);
4. Thence N 54° 19' 11" E along the northwesterly line of said Bunny 16.714 acre parcel, which is the present centerline of County Road 19, a distance of 204.05 feet to a point (STA: 10+31.89, 13.47' LT - CR 19);
5. Thence N 43° 23' 57" E along the northwesterly line of said Bunny 16.714 acre parcel, which is the present centerline of County Road 19, a distance of 117.17 feet to a point (STA: 11+52.95 – center line of CR 19);
6. Thence N 35° 37' 30" E along the northwesterly line of said Bunny 16.714 acre parcel, which is the present centerline of County Road 19, a distance of 64.52 feet to a point (STA: 12+19.51 – center line of CR 19);
7. Thence S 88° 01' 44" E along the north line of said Bunny 16.714 acre parcel, a distance of 36.04 feet to a point (STA: 12+39.48, 30.00' RT - CR 19);
8. Thence S 35° 37' 30" W, a distance of 239.48 feet to a point (STA: 10+00.00, 30.00' RT - CR 19);
9. Thence N 54° 22' 30" W, a distance of 8.00 feet to a point (STA: 10+00.00, 22.00' RT - CR 19);
10. Thence S 35° 37' 30" W, a distance of 100.00 feet to a point (STA: 9+00.00, 22.00' RT - CR 19);
11. Thence S 54° 22' 30" E, a distance of 18.00 feet to a point (STA: 9+00.00, 40.00' RT - CR 19);
12. Thence S 35° 37' 30" W, a distance of 285.52 feet to a point (STA: 6+05.59, 24.09' RT - CR 19), on the present easterly Right of Way line of County Road 19;
13. Thence S 7° 33' 17" W along the present easterly Right of Way line of County Road 19, a distance of 71.17 feet to a point (STA: 5+29.00, 30.00' RT - CR 19);
14. Thence N 88° 50' 51" W along the south line of said Lot 15, a distance of 30.19 feet to the TRUE PLACE OF BEGINNING, containing 1.005 acres of land, more or less, of which 0.658 acres are part of the 16.714 acre parcel of which 0.319 acres the Present Road Occupies and 0.347 acres are part of the 1.000 acre parcel of which 0.180 acres the Present Road Occupies as determined by David Bodo & Associates, Inc. in July 2021, but subject to all legal highways and any easements, restrictions or reservations of record.

The Basis of Bearing for this survey was based on Grid North (Ohio State Plane Coordinate System, North Zone, NAD 83) as determined from GPS observations made in April 2021 by David Bodo & Associates, Inc.



Parcel Number: 1300275005

Survey Recorded in Plat Vol. 19, Pg. 4654.

FILE DESCRIPTION
Holmes County Map Office
3/23/2022