

Description 157.729 acre parcel

Being a part of Lot 12, Fourth Quarter, Monroe Township, T-9 N, R-8 W, Holmes County, Ohio, also known as all of the lands conveyed to Wallace D. Cullen and Florence J. Cullen, Trustees in Official Record vol. 207 page 1136, PN 1400095000.

Described as follows:

Beginning at a R.R. spike found at the intersection of C.R. 400 and C.R. 314 marking the northeast corner of Lot 12 the TRUE POINT OF BEGINNING.

thence with the following FOURTEEN (14) COURSES:

- 1) S 02 degrees 01' 41" W 1044.70 feet along the lot line and along C.R. 400 to a R.R. spike found, witnessed by a 5/8 inch rebar found N 69 degrees 57' 49" W 19.12 feet;
- 2) N 69 degrees 57' 49" W 378.31 feet along Scott S. Vaughn and Ashley E. Vaughn's (O.R. 252 page 7394) north line to a 5/8 inch rebar found;
- 3) S 07 degrees 48' 23" W 81.13 feet along said Vaughn's west line to a 5/8 inch rebar found;
- 4) S 60 degrees 28' 22" E 414.81 feet along said Vaughn's south line to a R.R. spike found on the lot line and in C.R. 400, witnessed by a 5/8 inch rebar found N 60 degrees 28' 22" W 22.81 feet;
- 5) S 02 degrees 01' 41" W 280.36 feet along the lot line and partly along C.R. 400 to a 5/8 inch rebar found;
- 6) N 87 degrees 59' 54" W 59.76 feet along Enos Ray Yoder and Patricia D. Yoder's (D.V. 256 page 285) north line to a 5/8 inch rebar found;
- 7) S 02 degrees 07' 19" W 260.05 feet along said Yoder's west line to a 5/8 inch rebar found;
- 8) S 02 degrees 42' 15" W 160.18 feet along Trustees of Monroe Township Holmes County, Ohio's (O.R. 248 page 7474) west line to a 5/8 inch rebar found;
- 9) S 89 degrees 23' 23" E 62.10 feet along said Trustees of Monroe Township Holmes County, Ohio's south line to a 5/8 inch rebar found on the lot line;
- 10) S 02 degrees 01' 41" W 450.52 feet along the lot line to a 5/8 inch rebar found in the center of T.R. 271, witnessed by an iron pin set N 02 degrees 01' 41" E 24.74 feet;
- 11) S 44 degrees 40' 28" W 345.30 feet along the centerline of T.R. 271 to a 5/8 inch rebar found on the lot line, witnessed by a P.K. nail found N 87 degrees 54' 41" W 22.37 feet;

- 12) N 87 degrees 54' 41" W 2441.95 feet along the lot line to a 5/8 inch rebar found marking the southwest corner of Lot 12;
- 13) N 02 degrees 16' 43" E 2616.33 feet along the lot line to an iron pin set marking the northwest corner of Lot 12, witnessed by an iron pin set S 87 degrees 38' 33" E 162.13 feet;
- 14) S 87 degrees 38' 33" E 2664.48 feet along the lot line and partly along T.R. 269 and partly along C.R. 314 to the TRUE POINT OF BEGINNING.

This parcel contains 157.729 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 6938". Basis of bearings assumed.

See Holmes County Plat Book 19, page 4140 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
June 19, 2020



Donald C. Baker P.S. 6938



Parcel Number: 1400095002

FILE DESCRIPTION
Holmes County Map Office
8/11/2020

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