

Description 102.328 acre parcel

Being a part of the northeast and northwest quarters of Section 7, Prairie Township, T-13 N, R-13 W, Holmes County, Ohio, also known as all of the lands conveyed to Sweet Breeze East, LLC in Official Record vol. 269 page 7037, PN 1700096002, PN 1700750000 and PN 1700095001.

Described as follows:

Beginning at a 5/8 inch rebar found marking the southeast corner of the northeast quarter of Section 7 the TRUE POINT OF BEGINNING.

thence with the following FOURTEEN (14) COURSES:

- 1) N 89 degrees 49' 44" W 2516.61 feet along the quarter section line to a 5/8 inch rebar found;
- 2) N 10 degrees 42' 52" W 292.96 feet along Sharon Elaine Ditmars' (D.V 280 page 598) east line to a 5/8 inch rebar found;
- 3) S 62 degrees 32' 56" W 224.45 feet (passing into the northwest quarter of Section 7) along said Ditmars' north line to a point in the center of T.R. 551, witnessed by a 5/8 inch rebar found N 62 degrees 32' 56" E 24.29 feet;
- 4) N 23 degrees 23' 47" W 100.24 feet along the centerline of T.R. 551 to a point, witnessed by a 5/8 inch rebar found N 62 degrees 32' 56" E 20.97 feet;
- 5) N 62 degrees 32' 56" E 180.18 feet along Wayne J. Yoder and Viola Yoder's (O.R. 178 page 2483) south line to a 5/8 inch rebar found on the quarter section line;
- 6) N 00 degrees 00' 00" E 363.02 feet along the quarter section line to a 5/8 inch rebar found;
- 7) N 74 degrees 32' 37" E 449.13 feet (passing into the northeast quarter of Section 7) along Nolan D. Miller's (O.R. 204 page 3192) and along the south line of Lot 1 of Sweet Breeze Acres Subdivision (Plat vol. 19 page 1505) and along Brent Allen Sheldon and Tara Renee Sheldon's (O.R. 210 page 2160) south line to a 5/8 inch rebar found;
- 8) S 15 degrees 27' 23" E 13.00 feet along the west line of Lot 1 of said Sweet Breeze Acres Subdivision and along said Sheldon's west line to a 5/8 inch rebar found;
- 9) N 75 degrees 05' 11" E 193.87 feet along the south line of Lot 1 of said Sweet Breeze Acres Subdivision and along said Sheldon's south line to a 5/8 inch rebar found;
- 10) N 07 degrees 02' 29" W 390.56 feet along the east line of Lot 1 of said Sweet Breeze Acres Subdivision and along said Sheldon's east line to a 5/8 inch rebar found;
- 11) S 89 degrees 45' 00" E 1074.18 feet along David J. Miller and Myrna M. Miller's (O.R. 254 page 6957) and David W. Schlabach and Marianna M. Schlabach's (O.R. 225 page 3249) south line to a 5/8 inch rebar found;
- 12) N 00 degrees 00' 03" W 1410.34 feet along said Schlabach's east line to a 5/8 inch rebar found on the section line;

- 13) S 89 degrees 53' 42" E 985.25 feet along the section line to a fence post marking the northeast corner of the northeast quarter of Section 7, witnessed by a 5/8 inch rebar found N 89 degrees 53' 42" W 200.12 feet;
- 14) S 00 degrees 19' 11" E 2678.54 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 102.328 acres, but subject to all highways and easements of record.

Containing 101.966 acres in the northeast quarter of Section 7 and 0.362 acres in the northwest quarter of Section 7.

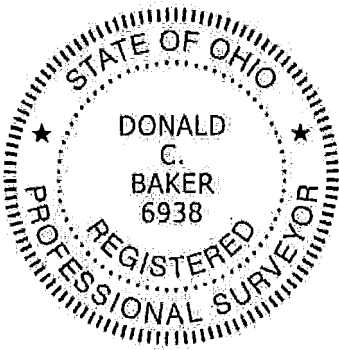
This parcel is subject to an existing 50 foot access easement recorded in Plat vol. 19 page 1505.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Bearings from Plat vol. 19 page 1505.

See Holmes County Plat Book 19, page 4009 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 16, 2019.



Donald C. Baker P.S. 6938



Parcel Number: 1700096004

FILE DESCRIPTION
Holmes County Map Office
2/21/2020

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