

Description 28.485 acre parcel

Being part of the southwest quarter of Section 29, the southeast quarter of Section 30 and the northwest quarter of Section 32, T-14 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to Fonroy, LLC in Official Record vol. 246 page 1253, PN 1700408000.

Described as follows:

Beginning at a 5/8 inch rebar found in T.R. 553 marking the southeast corner of the southeast quarter of Section 30 the TRUE POINT OF BEGINNING.

thence with the following NINE (9) COURSES:

- 1) N 89 degrees 25' 11" W 481.80 feet along the section line to a 5/8 inch rebar found;
- 2) N 30 degrees 36' 49" E 969.68 feet through the lands of said Fonroy, LLC to an iron pin set on the section line;
- 3) S 89 degrees 52' 10" E 202.34 feet (passing into Section 29) through the lands of said Fonroy, LLC to an iron pin set;
- 4) S 76 degrees 24' 32" E 245.00 feet through the lands of said Fonroy, LLC to an iron pin set in T.R. 553;
- 5) S 54 degrees 16' 32" E 799.80 feet through the lands of said Fonroy, LLC to an iron pin set;
- 6) S 65 degrees 41' 09" E 398.50 feet through the lands of said Fonroy, LLC to an iron pin set;
- 7) S 02 degrees 51' 22" W 505.82 feet (passing into Section 32) through the lands of said Fonroy, LLC to an iron pin set;
- 8) N 74 degrees 33' 53" W 1332.24 feet through the lands of said Fonroy, LLC to an iron pin set on the section line;
- 9) N 89 degrees 52' 55" W 155.57 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 28.485 acres, but subject to all highways and easements of record. Containing 18.584 acres in Section 29, 4.643 acres in Section 30, and 5.258 acres in Section 32.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 4999 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
December 21, 2022

  
Donald C. Baker P.S. 6938



Parcel Number: 1700408001

**FILE DESCRIPTION**  
Holmes County Map Office  
5/15/2023