

Description 39.499 acre parcel

Being a part of the northeast and southeast quarters of Section 4, Washington Township, T-19 N, R-15 W, Holmes County, Ohio, also known as part of the lands conveyed to John W. Stitzlein, Trustee in Official Record vol. 19 page 693, PN 2700274000.

Described as follows:

Beginning at a stone found marking the southwest corner of the northeast corner of Section 4 the TRUE POINT OF BEGINNING.

thence with the following FIFTEEN (15) COURSES:

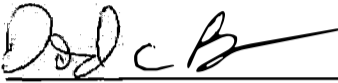
- 1) N 00 degrees 35' 38" W 576.84 feet along the quarter section line to an iron pin set;
- 2) N 88 degrees 12' 23" E 1097.22 feet through the lands of said Stitzlein to a 1/2 inch pipe found in the center of C.R. 22, witnessed by an iron pin set S 88 degrees 12' 23" W 33.24 feet;
- 3) S 12 degrees 42' 09" E 1242.98 feet (passing into the southeast quarter of Section 4) along the centerline of C.R. 22 to a 3/4 inch pipe found at the intersection of C.R. 22 and T.R. 464;
- 4) S 51 degrees 08' 28" W 509.17 feet along the centerline of T.R. 464 to a mag nail set;
- 5) N 33 degrees 47' 07" W 41.92 feet along Bernard E. Yelenosky's (O.R. 67 page 673) north line and along a creek to a point, witnessed by an iron pin set S 87 degrees 39' 44" E 15.06 feet;
- 6) N 62 degrees 53' 44" W 87.00 feet along said Yelenosky's north line and partly along a creek to an iron pin set;
- 7) S 47 degrees 27' 11" W 49.55 feet along said Yelenosky's north line and partly along a creek to a point, witnessed by an iron pin set N 15 degrees 31' 46" W 12.37 feet;
- 8) N 80 degrees 41' 26" W 186.18 feet along said Yelenosky's north line and partly along a creek to a point, witnessed by an iron pin set N 20 degrees 42' 30" W 9.86 feet;
- 9) N 67 degrees 34' 51" W 54.12 feet along said Yelenosky's north line and along a creek to an iron pin set;
- 10) N 76 degrees 10' 46" W 145.00 feet along said Yelenosky's north line and partly along a creek to a point, witnessed by an iron pin set N 08 degrees 22' 05" E 10.62 feet;
- 11) N 87 degrees 51' 08" W 88.38 feet along said Yelenosky's north line and along a creek to a point, witnessed by an iron pin set N 02 degrees 08' 47" E 14.73 feet;
- 12) N 75 degrees 26' 31" W 56.54 feet along said Yelenosky's north line and partly along a creek to an iron pin set;
- 13) N 66 degrees 33' 27" W 282.25 feet along Matthew A. Stitzlein's (D.V. 261 page 594) north line and partly along a creek to a point, witnessed by an iron pin set N 33 degrees 13' 44" W 5.55 feet;
- 14) S 66 degrees 06' 44" W 49.23 feet along said Matthew A. Stitzlein's north line to an iron pin set on the quarter section line;
- 15) N 00 degrees 43' 43" W 684.68 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 39.499 acres, but subject to all highways and easements of record.

Containing 16.063 acres in the northeast quarter of Section 4 and 23.436 acres in the southeast quarter of Section 4.

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.

See Holmes County Plat Book 19, page 4099 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
June 11, 2020



Donald C. Baker P.S. 6938



Parcel Number: 2700274002

FILE DESCRIPTION
Holmes County Map Office
6/24/2020

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