

Description 35.571 acre parcel

Being a part of Lot 20 of the Third Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Dwelling Acres, LLC in Official Record vol. 292 page 5701. PN 06-00141.005

Described as follows:

Beginning at a 5/8 inch rebar found on the Monroe Township line marking the northwest corner of Lot 20 of the Third Quarter of Hardy Township the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) S 87 degrees 52' 36" E 1287.02 feet along the lot line to a 5/8 inch rebar found;
- 2) S 01 degree 38' 29" W 707.42 feet along Rachelle Vance and Robert Smith's (O.R. 258 page 1335) west line to an iron pin set;
- 3) S 53 degrees 44' 58" W 482.45 feet through the lands of said Dwelling Acres, LLC to an iron pin set;
- 4) S 13 degrees 19' 28" W 313.32 feet through the lands of said Dwelling Acres, LLC to an iron pin set;
- 5) N 87 degrees 49' 00" W 635.84 feet through the lands of said Dwelling Acres, LLC to an iron pin set;
- 6) S 30 degrees 34' 26" W 435.70 feet through the lands of said Dwelling Acres, LLC to an iron pin set on the lot line and the Monroe Township line;
- 7) N 01 degree 46' 11" E 1696.70 feet along the Monroe Township line and the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 35.571 acres, but subject to all highways and easements of record. To go to adjoiner.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5913 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
June 18, 2026

Donald C. Baker P.S. 6938



PPN: 0600141006

FILE DESCRIPTION

Holmes County Map Office
9/1/2026