

Description 4.465 acre parcel

Being part of Lot 20, First Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Robert D. Hostetler and Mary Hostetler in Deed vol. 238 page 190, PN 0600341000 and PN 0601044000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of Lot 20, thence S 88 degrees 55' 09" E 1029.40 feet along the lot line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) S 88 degrees 55' 09" E 544.50 feet along the lot line to a 3/4 inch pinchtap found;
- 2) S 39 degrees 27' 10" E 249.86 feet through the lands of said Hostetler to a point in the center of T.R. 334, witnessed by an iron pin set N 39 degrees 27' 10" W 35.58 feet;
- 3) S 74 degrees 51' 13" W 169.48 feet along the centerline of T.R. 334 to a R.R. spike set on Ivan L. Schlabach and Betty Schlabach's (D.V. 271 page 649) east line;
- 4) N 01 degree 09' 48" E 6.26 feet along said Schlabach's east line to a point;
- 5) S 72 degrees 39' 15" W 574.20 feet along said Schlabach's north line and along T.R. 334 to a point, witnessed by an iron pin set N 01 degree 09' 48" E 20.76 feet;
- 6) N 01 degree 09' 48" E 412.50 feet along said Schlabach's east line to the TRUE POINT OF BEGINNING.

This parcel contains 4.465 acres, but subject to all highways and easements of record.

This parcel is granted the use of a 30 foot secondary easement for the purpose of ingress and egress, further described as follows:

Being part of Lot 20, First Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Robert D. Hostetler and Mary Hostetler in Deed vol. 238 page 190, PN 0601044000.

Commencing at a 5/8 inch rebar found marking the northwest corner of Lot 20, thence S 88 degrees 55' 09" E 1573.90 feet along the lot line to a 3/4 inch pinchtap found, thence S 39 degrees 27' 10" E 162.80 feet through the lands of said Hostetler to a point the TRUE POINT OF BEGINNING.

Thence with the following TWO (2) COURSES along the centerline of a 30 foot secondary easement:

- 1) S 87 degrees 25' 25" E 121.34 feet through the lands of said Hostetler to a point;
- 2) S 42 degrees 43' 15" E 47.84 feet through the lands of said Hostetler to a point in the center of T.R. 334 and THERE ENDS.

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 5562 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
May 14, 2024
Revised February 13, 2025

Donald C. Baker

P.S. 6938



Parcel Number: 0600341001

FILE DESCRIPTION

Holmes County Map Office
5/29/2025