Description 7.205 acre parcel

Being part of the southeast and southwest quarters of Section 24, T-9 N, R-6 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Janice R. Fry in O.R. 251 page 2328, PN 0600359004 and PN 0600359005.

Described as follows:

Commencing at a stone found on the Mechanic Township line marking the southeast corner of the southwest quarter of Section 24, thence N 00 degrees 34' 55" E 1326.80 feet along the quarter section line to a 5/8 inch rebar found, thence N 89 degrees 33' 18" W 432.46 feet along Atlee M. Miller and Laura E. Miller's (O.R. 283 page 2687) north line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following THIRTEEN (13) COURSES:

1) N 89 degrees 33' 18" W 201.38 feet along said Miller's north line to a 5/8 inch rebar found on Jenna M. Braun, Co-Trustee and Jadon R. Rothacher-Baker, Co-Trustee's (O.R. 289 page 1939) east line;
2) N 05 degrees 31' 00" W 480.03 feet along said Braun and Rothacher-Baker's east line to a 5/8 inch rebar found;
3) S 73 degrees 37' 17" E 279.72 feet along Earlyn A. Thompson-McComb's (O.R. 160 page 395) south line to a 5/8 inch rebar found;
4) S 78 degrees 25' 15" E 279.99 feet through the lands of said Fry to an iron pin set;
5) N 22 degrees 56' 52" E 270.86 feet through the lands of said Fry to a point in the center of C.R. 68, witnessed by an iron pin set S 22 degrees 56' 52" W 27.55 feet;
6) S 74 degrees 42' 16" E 46.77 feet (passing into the southeast quarter of Section 24) along the centerline of C.R. 68 to a point;
7) S 82 degrees 35' 49" E 128.39 feet along the centerline of C.R. 68 to a point;
8) S 86 degrees 16' 20" E 170.53 feet along the centerline of C.R. 68 to a point, witnessed by an iron pin set S 03 degrees 55' 31" W 30.16 feet;
9) S 03 degrees 55' 31" W 560.53 feet through the lands of said Fry to an iron pin set on said Miller's north line;
10) N 89 degrees 33' 18" W 152.69 feet along said Miller's north line to a 5/8 inch rebar found;
11) N 00 degrees 34' 32" E 235.23 feet along the east line of Lot 1 of Hardy Township Subdivision No. 5 (P. 19 page 4575) and along Jordan Saurer's (O.R. 280 page 2551) east line to a 5/8 inch rebar found;
12) N 89 degrees 16' 12" W 552.31 feet (passing into the southwest quarter of Section 24) along the north line of said Lot 1 and along said Saurer's north line to a 5/8 inch rebar found;

13) S 00 degrees 34' 32" W 237.98 feet along the west line of said Lot 1 and along said Saurer's west line to the TRUE POINT OF BEGINNING.

This parcel contains 7.205 acres, but subject to all highways and easements of record. Containing 4.068 acres in the southwest quarter and 3.137 acres in the southeast quarter of section 24.

The above described 7.205 acre parcel is subject to an existing 50 foot easement recorded in Plat vol. 19 page 4575.

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

See Holmes County Plat Book 19, page 5949 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
November 18, 2025

Donald C. Baker P.S. 6938



PPN: 0600359009

FILE DESCRIPTION
Holmes County Map Office
10/26/2026