

Description 6.026 acre parcel

Being part of Lot 23 of the Third Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to John D. Mathie in O.R. 282 page 1637, PN 0600438000.

Described as follows:

Commencing at a 5/8" rebar found in T.R. 304 marking the northwest corner of lot 23, thence S 88 degrees 04' 12" E 70.00 feet along the lot line and along T.R. 304 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 01 degree 31' 11" E 15.70 feet.

thence with the following FOUR (4) COURSES:

- 1) S 88 degrees 04' 12" E 499.00 feet along the lot line and along T.R. 304 to a mag nail set, witnessed by an iron pin set S 14 degrees 08' 24" W 17.51 feet;
- 2) S 14 degrees 08' 24" W 654.16 feet through the lands of said Mathie to an iron pin set;
- 3) N 88 degrees 04' 12" W 322.11 feet through the lands of said Mathie to an iron pin set;
- 4) N 01 degree 31' 11" W 640.52 feet through the lands of said Mathie to the TRUE POINT OF BEGINNING.

This parcel contains 6.026 acres, but subject to all highways and easements of record.

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 5666 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
August 5, 2025


Donald C. Baker P.S. 6938



Parcel Number: 0600438001