

Description 1.600 acre parcel

Being part of the Lot 12 of the Third Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed unto Windover Farms LLC in Official Record vol. 255 page 4444, PN 0601108009.

Described as follows:

Commencing at a 3/4" pipe found in T.R. 307 marking the southwest corner of Lot 12, thence N 01 degree 52' 24" E 459.36 feet along the lot line and along T.R. 307 to point in the center of C.R. 292, thence N 38 degrees 18' 45" E 431.01 feet along the centerline of C.R. 292 to a point, thence N 37 degrees 53' 04" E 260.28 feet along the centerline of C.R. 292 to a point, thence N 39 degrees 55' 00" E 68.59 feet along the centerline of C.R. 292 to a point, thence N 43 degrees 32' 25" E 244.68 feet along the centerline of C.R. 292 to a point, thence N 39 degrees 06' 55" E 93.25 feet along the centerline of C.R. 292 to a point, thence N 35 degrees 34' 06" E 47.16 feet along the centerline of C.R. 292 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 52 degrees 38' 49" E 19.46 feet.

thence with the following FOUR (4) COURSES:

- 1) N 35 degrees 34' 06" E 211.53 feet along the centerline of C.R. 292 to a point, witnessed by a 5/8" rebar found S 52 degrees 38' 49" E 23.29 feet;
- 2) S 52 degrees 38' 49" E 440.37 feet along Thomas C. Hart and Debroah S. Hart's (O.R. 194-222) south line to a 5/8" rebar found;
- 3) S 82 degrees 48' 48" W 301.43 feet through the lands of said Windover Farms, LLC to an iron pin set;
- 4) N 52 degrees 38' 49" W 218.93 feet through the lands of said Windover Farms LLC to the TRUE POINT OF BEGINNING.

This parcel contains 1.600 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 5645 for survey.

This survey made and description prepared by Donald C. Baker, P.S. 6938.

July 29, 2025

Donald C. Baker

P.S. 6938



PPN: 0601108010

FILE DESCRIPTION

Holmes County Map Office
9/19/2025