

LINGENFELTER SURVEYING LLC

PROFESSIONAL LAND SURVEYING

15929 TOWNSHIP ROAD 463, LOUDONVILLE, OHIO 44842 Ph. (330) 231-3957

Boundary description of a 2.000 acre parcel, 25-031

Situated in the Township of Knox, T-19N; R-15W, Northwest Quarter of Section 19,
County of Holmes, and State of Ohio:

Known as being part of the lands conveyed to Isaac D. Wiseman & Anne E. Wiseman by
Official Record Volume 289, Page 4680, (PPN: 1000075002), of Holmes County
Records and further bounded and described as follows:

Commencing at a 5/8 inch rebar found and being the northwest corner of the Northwest
Quarter of Section 19, Knox Township;

Thence, S 00° 59' 25" E, 1874.16 feet along the Holmes – Ashland County Line to a 5/8
inch rebar found in Township Road 210, (40 foot right of way);

Thence, S 42° 48' 28" E, 71.27 feet with Township Road 210 to a 5/8 inch rebar found;

Thence, with Township Road 210 and along a curve to the left having a radius of 243.61
feet, arc length of 117.60 feet, delta of 27° 39' 31" and a chord bearing of S 56° 38' 15"
E for a chord distance of 116.46 feet to a 5/8 inch rebar found;

Thence, S 70° 28' 01" E, 80.28 feet with Township Road 210 to a 5/8 inch rebar found;

Thence, S 74° 52' 18" E, 55.57 feet with Township Road 210 to a 5/8 inch rebar found;

Thence, with Township Road 210 and along a curve to the left having a radius of 316.45
feet, arc length of 137.90 feet, delta of 24° 58' 03" and a chord bearing of S 87° 21' 18"
E for a chord distance of 136.81 feet to a 5/8 inch rebar found;

Thence, N 80° 09' 42" E, 110.51 feet with Township Road 210 to a 5/8 inch rebar found;

Thence, S 89° 18' 16" E, 96.62 feet with Township Road 210 to a 5/8 inch rebar found
witnessed by a capped rebar set N 67° 03' 45" E, 60.00 feet and the principle place of
beginning of the parcel herein described:

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THENCE WITH THE FOLLOWING TEN (10) COURSES:

1. **N 67° 03' 45" E, 513.65 feet** through the Grantor's lands to a capped rebar set;
2. **S 22° 13' 12" E, 203.60 feet** through the Grantor's lands to a capped rebar set on the northerly line of the lands conveyed to Merle D. Wolff & Barbara Wolff by Official Record Volume 281, Page 831 of Holmes County Records;
3. **S 67° 46' 48" W, 165.66 feet** along the Grantor's southerly line and the northerly line of said Wolff lands to a 5/8 inch rebar with I.D. cap "Gasbarre" found;
4. **N 87° 35' 10" W, 77.00 feet** along the Grantor's southerly line and the northerly line of said Wolff lands to a capped rebar set;
5. **N 75° 28' 22" W, 78.60 feet** along the Grantor's southerly line and the northerly line of said Wolff lands to a 3/4 inch iron pipe found;
6. **S 28° 21' 23" W, 190.00 feet** along the Grantor's southerly line and the northerly line of said Wolff lands to a point in Township Road 210 witnessed by a capped rebar set N 28° 21' 23" E, 25.14 feet;
7. **N 44° 06' 35" W, 16.49 feet** along the Grantor's westerly line and with Township Road 210 to a 2 inch MAG nail set;
8. Thence, with Township Road 210 and along a curve to the right having a radius of **199.03 feet**, arc length of **83.40 feet**, delta of **24° 00' 30"** and a chord bearing of **N 32° 06' 22" W** for a chord distance of **82.79 feet** to a 5/8 inch rebar found;
9. **N 20° 06' 09" W, 63.08 feet** along the Grantor's westerly line and with Township Road 210 to a 5/8 inch rebar found;
10. Thence, with Township Road 210 and along a curve to the left having a radius of **82.25 feet**, arc length of **99.35 feet**, delta of **69° 12' 30"** and a chord bearing of **N 54° 42' 12" W** for a chord distance of **93.42 feet** to a 5/8 inch rebar found to the principle place of beginning and containing within said bounds **2.000** acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey conducted by Jason J. Lingenfelter, P.S. #8499 of Lingenfelter Surveying, LLC in June of 2025.

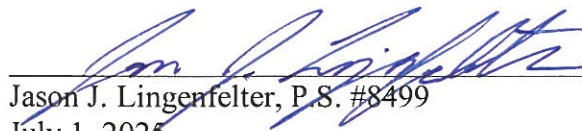
Continued on Page 3

Page 3 (Description of 2.000 ac.)

All rebars set are 5/8" diameter by 30" long with plastic cap stamped "LINGENFELTER 8499".

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

See Holmes County Plat Book Volume 19; Page 5618 for survey.


Jason J. Lingenfelter, P.S. #8499
July 1, 2025



Parcel Number: 1000075003

FILE DESCRIPTION

Holmes County Map Office

8/15/2025