

BOUNDARY DESCRIPTION OF 58.206 ACRE PARCEL

Situated in the Township of Monroe, 3rd Qtr., Lot 35, T-9N; R-8W, County of Holmes, and State of Ohio:

Known as being part of lands conveyed to Mark E. Swartz, PN: 1400065000, in Volume 206, Page 2027 of Holmes County Official Records and further bounded and described as follows;

Beginning at a 1" pipe found marking the southwest corner of said Lot 35;

THENCE WITH THE FOLLOWING ELEVEN (11) COURSES:

1. **N 01° 32' 39" E, 710.07** feet along a west line of said Monroe Township to a capped "BAKER" pin found;
2. **N 01° 33' 22" E, 595.28** feet along a west line of said Monroe Township to a 3/4" pipe found;
3. **N 02° 02' 07" E, 360.20** feet along a west line of said Monroe Township to a capped "BAKER" pin found marking the northwest corner of said Lot 35;
4. **S 87° 50' 05" E, 1738.48** feet along the north line of said Lot 35 to a northwest corner of lands conveyed to William Parker Jr. & Kelly Parker in Volume 247, Page 4801 of said Official Records and along C.R. 51 (60' R/W) ~ witnessed by a 5/8" rebar found N 89° 04' 39" W, 28.43 feet;
5. **S 20° 50' 30" W, 267.31** feet along a west line of said Parker lands and along C.R. 51 to a mag nail set;
6. **S 18° 35' 00" W, 315.66** feet along a west line of said Parker lands and along C.R. 51 to a mag nail set;
7. **S 17° 07' 00" W, 329.13** feet along west lines of said Parker lands and lands conveyed to Alan L. Miller & Lois M. Miller in Volume 196, Page 2410 of said Official Records also being along C.R. 51 to a mag nail set;
8. **S 08° 17' 00" W, 323.41** feet along a west line of said Miller lands and along C.R. 51 to a mag nail set;

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9. **S 08° 26' 40" W, 202.10** feet along a west line of said Miller lands and along C.R. 51 to a mag nail set;
10. **S 06° 42' 00" W, 281.58** feet along a west line of said Miller lands and along C.R. 51 to a mag nail set on the south line of said Lot 35;
11. **N 87° 21' 05" W, 1385.12** feet along the south line of said Lot 35 to the place of beginning and containing within said bounds **58.206** acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 on November 5, 2025.

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

See Holmes County Plat Records Volume 19; Page 5740 for survey.



Mark E. Purdy, P.S. #7307

11-5-25
Date

PPN: 1400065001

