

Description 15.723 acre parcel

Being part of Lot 20, First Quarter, T-9 N, R-8 W, Monroe Township, Holmes County, Ohio, also known as part of the lands conveyed to Randall David Clinage and Sherry Lynn Clinage in Deed vol. 272 page 34, PN 1400078003.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of Lot 20, thence N 87 degrees 19' 22" W 343.20 feet along the lot line to a point, thence N 02 degrees 10' 27" E 307.83 feet along Howard Hartsell's (O.R. 258 page 2082) east line to a point, thence N 87 degrees 19' 23" W 149.97 feet along said Hartsell's north line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following TWENTY-THREE (23) COURSES:

- 1) N 87 degrees 19' 23" W 266.89 feet along said Hartsell's north line to a 5/8 inch rebar found;
- 2) S 05 degrees 01' 42" W 105.39 feet along said Hartsell's west line to a 5/8 inch rebar found;
- 3) N 85 degrees 25' 19" W 162.52 feet along Duane A. Hofstetter and Betty A. Hofstetter's (D.V. 244 page 247) north line to a 5/8 inch rebar found;
- 4) N 01 degree 00' 41" E 297.00 feet along G. Irene aka Geneva I. Steele, Trustee's (O.R. 177 page 1553) east line to a 5/8 inch rebar found;
- 5) N 85 degrees 25' 19" W 220.44 feet along said Steele's north line to a 5/8 inch rebar found;
- 6) S 01 degree 00' 41" W 125.43 feet along said Steele's west line to an iron pin set;
- 7) N 84 degrees 21' 17" W 165.04 feet along Terri L. Miller's (O.R. 255 page 418) north line to a point on George Fields and Krystal Fields' (O.R. 288 page 7380) east line and in T.R. 262, witnessed by an iron pin set S 84 degrees 21' 17" E 14.39 feet;
- 8) N 07 degrees 27' 38" E 189.75 feet along said Fields' east line to a stone found;
- 9) N 11 degrees 24' 01" E 134.57 feet along Tara C. Larimore, Executor's (O.R. 288 page 5779) east line to a 3/4 inch pinchtop found;
- 10) N 22 degrees 42' 19" E 169.16 feet along said Larimore's east line to a 5/8 inch rebar found;
- 11) N 70 degrees 44' 21" E 48.23 feet along Clinage Lumber Company's (D.V. 167 page 560) south line to a 5/8 inch rebar found;
- 12) N 27 degrees 24' 05" E 159.22 feet along said Clinage Lumber Company's east line to a 5/8 inch rebar found;
- 13) N 16 degrees 11' 13" W 78.11 feet along said Clinage Lumber Company's east line to a 5/8 inch rebar found;
- 14) N 22 degrees 01' 10" E 217.72 feet along PVF Farms, LLC's (O.R. 288 page 5784) east line to a point in a creek, witnessed by an iron pin set N 19 degrees 55' 14" E 84.82 feet;
- 15) N 19 degrees 55' 14" E 379.50 feet along said PVF Farms, LLC's east line to a 5/8 inch rebar found on the lot line;
- 16) S 87 degrees 39' 46" E 459.48 feet along the lot line to an iron pin set;
- 17) S 87 degrees 38' 14" E 135.14 feet along the lot line to a 5/8 inch rebar found;
- 18) S 02 degrees 04' 59" W 404.36 feet along Michael S. Jaeb, Co-Trustee and Georgia A. Jaeb, Co-Trustee's (O.R. 286 page 3849) west line to an iron pin set;
- 19) S 82 degrees 08' 27" W 226.03 feet along the north line of Lot 1 of H & R Hidden Valley Subdivision (Plat vol. 19 page 2281) and along Howard Hartsell's (O.R. 245 page 695) north line to a 5/8 inch rebar found;

- 20) S 62 degrees 31' 55" W 159.45 feet along the north line of Lot 1 of said H & R Hidden Valley Subdivision and along said Hartsell's north line to a 5/8 inch rebar found;
- 21) S 54 degrees 53' 08" W 216.25 feet along the north line of Lot 1 of said H & R Hidden Valley Subdivision and along said Hartsell's north line to a 5/8 inch rebar found;
- 22) S 12 degrees 09' 19" E 583.94 feet along the west line of Lot 1 of said H & R Hidden Valley Subdivision and along said Hartsell's west line to a 5/8 inch rebar found;
- 23) S 54 degrees 52' 15" E 286.33 feet along the south line of Lot 1 of said H & R Hidden Valley Subdivision and along said Hartsell's south line to the TRUE POINT OF BEGINNING.

This parcel contains 15.723 acres, but subject to all highways and easements of record.

This parcel is subject to an existing 50 foot easement recorded in Plat vol. 16 page 24.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5395 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
April 17, 2024  
Revised June 24, 2024

  
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Donald C. Baker P.S. 6938



PPN: 1400078005

**FILE DESCRIPTION**  
Holmes County Map Office  
10/7/2024