

Description 2.259 acre parcel

Being part of Lots 15 and 20 of the Fourth Quarter, T-9 N, R-8 W, Monroe Township, Holmes County, Ohio, also known as lands conveyed to Jack Aubrey Collins in Official Record vol. 183 page 2344 and Official Record vol. 186 page 3158. PN 1400082000 and PN 1400391002.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of Lot 15, thence S 88 degrees 29' 30" E 1352.46 feet along the lot line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

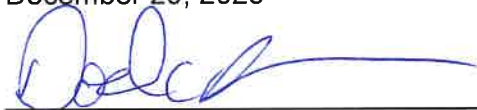
- 1) N 15 degrees 55' 30" W 290.40 feet along Lone Pine Acres' (D.V. 241 page 876) east line to an iron pin set;
- 2) N 80 degrees 23' 03" E 261.68 feet along said Lone Pine Acres' southerly line to an iron pin set on Kenneth E. Taylor and Cindy A. Taylor's (O.R. 198 page 817) west line;
- 3) S 17 degrees 50' 34" E 347.16 feet along said Taylor's west line to a point on the lot line, witnessed by a 5/8 inch rebar found N 17 degrees 50' 34" W 5.04 feet;
- 4) S 88 degrees 29' 30" E 51.32 feet along the lot line to a 5/8 inch rebar found in the center of T.R. 55, witnessed by a 5/8 inch rebar found N 88 degrees 29' 30" W 45.42 feet;
- 5) S 70 degrees 08' 14" W 163.23 feet (passing into Lot 20) along the centerline of T.R. 55 to a point, witnessed by a 5/8 inch rebar found N 84 degrees 47' 16" W 42.00 feet;
- 6) N 84 degrees 47' 16" W 169.21 feet along Eric R. Zaugg, Co-Trustee and Brian C. Zaugg, Co-Trustee's (O.R. 294 page 212) east line to a 5/8 inch rebar found;
- 7) N 15 degrees 55' 30" W 50.89 feet along said Zaugg's east line to the TRUE POINT OF BEGINNING.

This parcel contains 2.259 acres, but subject to all highways and easements of record. Containing 1.937 acres in lot 15 and 0.322 acres in lot 20.

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 5835 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938,
December 29, 2025



Donald C. Baker

P.S. 6938



Parcel Number: 1400082001

FILE DESCRIPTION

Holmes County Map Office

5/26/2026