

Description 2.066 acre parcel

Being part of the Lot 21 of the First Quarter, T-9 N, R-8 W, Monroe Township, Holmes County, Ohio, also known as part of the lands conveyed unto Larry L. Leckrone, Jr. and Robert H. Wood in Official Record vol. 228 page 2162, PN 1400241001.

Described as follows:

Commencing at a 5/8" rebar found marking the southeast corner of said Lot 21, thence N 87 degrees 39' 23" W 57.72 feet along the lot line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) N 87 degrees 39' 23" W 267.00 feet along the lot line to a 5/8" rebar found;
- 2) N 01 degree 56' 21" E 1035.06 feet along PVF Farms, LLC's (O.R. 288-40) east line to a point in CR 320, witnessed by an iron pin set S 01 degree 56' 21" W 24.37 feet;
- 3) N 73 degrees 43' 10" E 52.64 feet along CR 320 to a point, witnessed by an iron pin set S 01 degree 56' 21" W 54.45 feet;
- 4) S 01 degree 56' 21" W 732.01 feet through the lands of said Leckrone, Jr. and Wood to an iron pin set;
- 5) S 45 degrees 52' 05" E 87.28 feet through the lands of said Leckrone, Jr. and Wood to an iron pin set;
- 6) S 24 degrees 47' 48" E 100.89 feet through the lands of said Leckrone, Jr. and Wood to an iron pin set
- 7) S 29 degrees 49' 55" E 203.10 feet through the lands of said Leckrone, Jr. and Wood to the TRUE POINT OF BEGINNING.

This parcel contains 2.066 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 5691 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 30, 2025


Donald C. Baker P.S. 6938



PPN: 1400241003