

Description 6.073 acre parcel

Being part of Fractional Section 22, T-17 N, R-14 W, Monroe Township, Holmes County, Ohio, also known as all of the lands conveyed to Chad J. Beal and Dawn C. Beal in Deed vol. 281 page 388, PN 1400319000.

Described as follows:

Commencing at a 3/4 inch rebar found on the Ripley Township line marking the northwest corner of Fractional Section 22, thence S 89 degrees 14' 36" E 1776.09 feet along the section line to a point in the center of T.R. 261 the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 89 degrees 14' 36" E 23.27 feet.

thence with the following SEVEN (7) COURSES:

- 1) S 89 degrees 14' 36" E 946.63 feet along the Ripley Township line and along the section line to a 5/8 inch rebar found;
- 2) S 01 degree 47' 47" W 292.48 feet along David J. Young, Trustee's (O.R. 210 page 526) west line to a 5/8 inch rebar found;
- 3) N 86 degrees 01' 58" W 355.01 feet along Marlin M. Miller and Nancy Miller's (O.R. 284 page 7418) north line to a 5/8 inch rebar found;
- 4) S 89 degrees 57' 34" W 236.50 feet along said Miller's north line to a 3/4 inch rebar found;
- 5) S 83 degrees 23' 11" W 110.33 feet along said Miller's north line to a 5/8 inch rebar found;
- 6) N 85 degrees 40' 41" W 239.83 feet along said Miller's north line to a point in the center of T.R. 261, witnessed by a 3/4 inch rebar found S 85 degrees 40' 41" E 28.25 feet;
- 7) N 00 degrees 25' 16" E 275.08 feet along the centerline of T.R. 261 to the TRUE POINT OF BEGINNING.

This parcel contains 6.073 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 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 5368 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
August 6, 2024


Donald C. Baker P.S. 6938



Parcel Number: 1400319001

FILE DESCRIPTION
Holmes County Map Office
8/23/2024