

Description 0.429 acre parcel

Being a part of Lot 16 of the Fourth Quarter, T-9 N, R-8 W, Monroe Township, Holmes County, Ohio, also known as part of the lands conveyed to Dwelling Acres, LLC in Official Record vol. 292 page 5701.

Described as follows:

Commencing at a stone found on the Hardy Township line marking the northeast corner of Lot 16, thence S 02 degrees 31' 02" W 110.86 feet along the lot line to a 5/8 inch rebar found marking the northwest corner of Lot 20 of the Third Quarter of Hardy Township, thence S 01 degrees 46' 11" W 1592.93 feet along the Hardy Township line and along the lot line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) S 01 degree 46' 11" W 103.77 feet along the Hardy Township line and along the lot line to an iron pin set;
- 2) S 30 degrees 34' 26" W 230.30 feet through the lands of said Dwelling Acres, LLC to an iron pin set;
- 3) S 08 degrees 31' 21" W 87.58 feet through the lands of said Dwelling Acres, LLC to a point in C.R. 292, witnessed by an iron pin set N 08 degrees 31' 21" E 27.49 feet;
- 4) N 82 degrees 09' 07" W 25.60 feet along the centerline of C.R. 292 to a point;
- 5) N 85 degrees 31' 04" W 24.46 feet along the centerline of C.R. 292 to a point, witnessed by an iron pin set N 08 degrees 31' 21" E 25.38 feet;
- 6) N 08 degrees 31' 21" E 99.35 feet through the lands of said Dwelling Acres, LLC to an iron pin set;
- 7) N 30 degrees 34' 26" E 330.97 feet through the lands of said Dwelling Acres, LLC to the TRUE POINT OF BEGINNING.

This parcel contains 0.429 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".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5913 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
June 18, 2026

Donald C. Baker

P.S. 6938



PPN: 1400559008

FILE DESCRIPTION

Holmes County Map Office
9/1/2026