

Description 1.528 acre parcel

Being part of Lot 22, Fourth Quarter, T-9 N, R-8 W, Monroe Township, Holmes County, Ohio, also known as part of the lands conveyed to J & R Home Delivery, LLC in Official Record vol. 282 page 6389, PN 1400601004.

Described as follows:

Commencing at a 5/8 inch rebar found on the Killbuck Township line marking the southwest corner of Lot 22, thence N 02 degrees 28' 17" E 305.15 feet along the lot line to a 5/8 inch rebar found, thence S 88 degrees 42' 01" E 579.45 feet along Jamie T. Karl's (O.R. 282 page 617) north line to a point in the center of T.R. 271, thence N 06 degrees 13' 32" E 207.28 feet along the centerline of T.R. 271 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 88 degrees 42' 01" W 40.58 feet.

thence with the following FIVE (5) COURSES:

- 1) N 88 degrees 42' 01" W 333.15 feet through the lands of said J & R Home Delivery, LLC to an iron pin set;
- 2) N 02 degrees 28' 17" E 171.61 feet through the lands of said J & R Home Delivery, LLC to an iron pin set on Tina Kay Galford's (O.R. 288 page 6907 and O.R. 288 page 6910) south line;
- 3) N 82 degrees 15' 51" E 259.09 feet along said Galford's south line to a 5/8 inch rebar found;
- 4) S 82 degrees 22' 34" E 91.75 feet along said Galford's south line to a 5/8 inch rebar found in the center of T.R. 271, witnessed by an iron pin set N 82 degrees 22' 34" W 12.44 feet;
- 5) S 06 degrees 13' 32" W 202.90 feet along the centerline of T.R. 271 to the TRUE POINT OF BEGINNING.

This parcel contains 1.528 acres, but subject to all highways and easements of record.

Subject to an existing 50 foot easement recorded in Plat vol. 6 page 14.

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 5613 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 18, 2024


Donald C. Baker P.S. 6938



PPN: 1400601008

FILE DESCRIPTION
Holmes County Map Office
8/11/2025