

Description 10.717 acre parcel

Being part of the northeast and northwest quarters of Section 28, T-14 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as all of the lands conveyed to Leroy Kauffman and Ashley Kauffman in Official Record vol. 266 page 2039, PN 1700076000 and PN 1700076001.

Described as follows:

Commencing at a point marking the southwest corner of the northeast quarter of Section 28, thence S 89 degrees 08' 38" E 188.50 feet along the quarter section line to a point in the center of S.R. 83, thence N 13 degrees 17' 29" W 132.00 feet along the centerline of S.R. 83 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 86 degrees 45' 08" W 20.10 feet.

thence with the following NINE (9) COURSES:

- 1) S 86 degrees 45' 08" W 416.55 feet (passing into the northwest quarter of Section 28) along Denver Beckett and Deborah Beckett's (O.R. 233 page 1515) north line to an iron pin set;
- 2) N 08 degrees 09' 47" W 134.64 feet along State of Ohio, Department of Natural Resources' (D.V. 197 page 428) east line to an iron pin set;
- 3) N 26 degrees 09' 47" W 356.40 feet along said State of Ohio, Department of Natural Resources' east line to an iron pin set;
- 4) N 62 degrees 13' 35" W 264.00 feet along said State of Ohio, Department of Natural Resources' north line to a point in a swamp, witnessed by an iron pin set S 84 degrees 48' 50" E 152.93 feet;
- 5) N 24 degrees 23' 35" W 208.56 feet along said State of Ohio, Department of Natural Resources' east line to a point, witnessed by an iron pin set S 72 degrees 34' 56" E 238.62 feet;
- 6) N 72 degrees 37' 37" E 343.86 feet along said State of Ohio, Department of Natural Resources' south line to a 5/8 inch rebar found;
- 7) S 09 degrees 20' 44" E 31.44 feet along Bubba's Real Estate, LLC's (O.R. 287 page 4953) south line to a 5/8 inch rebar found;
- 8) N 75 degrees 34' 48" E 375.97 feet along said Bubba's Real Estate, LLC's south line to a point in the center of S.R. 83, witnessed by a 5/8 inch rebar found S 75 degrees 34' 48" W 65.32 feet;
- 9) S 13 degrees 17' 29" E 932.79 feet (passing into the northeast quarter of Section 28) along the centerline of S.R. 83 to the TRUE POINT OF BEGINNING.

This parcel contains 10.717 acres, but subject to all highways and easements of record.

Containing 1.038 acres in the northeast quarter of Section 28 and 9.679 acres in the northwest quarter of Section 28.

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 5304 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
May 21, 2024


Donald C. Baker P.S. 6938



Parcel Number: 1700076004

FILE DESCRIPTION
Holmes County Map Office
6/11/2024

2 of 2