

Description 6.000 acre parcel

Being part of the southeast quarter of Section 28, T-14 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to QS Holdings, LLC in Official Record vol. 267 page 4918, PN 1700088002 and PN 1700087001.

Described as follows:

Commencing at a point marking the southeast corner of the southeast quarter of Section 28, thence N 89 degrees 46' 18" W 1554.15 feet along the section line to a point, thence N 15 degrees 44' 30" W 332.04 feet along Allen R. Miller and Martha R. Miller's (O.R. 200 page 2769) west line to a point, thence N 89 degrees 45' 58" W 213.84 feet along Rabatin Rentals, Ltd.'s (O.R. 287 page 787) south line to a point in the center of S.R. 83, thence N 15 degrees 44' 04" W 313.84 feet along the centerline of S.R. 83 to a point, thence N 16 degrees 38' 11" W 582.14 feet along the centerline of S.R. 83 to a point, thence S 89 degrees 35' 29" E 565.37 feet along Dean F. Wolboldt and Debra L. Wolboldt's (O.R. 45 page 938) north line to a 5/8 inch rebar found, thence N 08 degrees 28' 01" E 377.28 feet along Ned F. Lytle and Adrienne L. Lytle's (O.R. 215 page 1288) west line to a 5/8 inch rebar found, thence N 28 degrees 19' 40" W 148.81 feet along said Lytle's west line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) S 77 degrees 54' 41" W 523.57 feet through the lands of said QS Holdings, LLC to an iron pin set;
- 2) N 31 degrees 03' 53" W 166.64 feet through the lands of said QS Holdings, LLC to an iron pin set;
- 3) S 76 degrees 30' 25" W 92.85 feet through the lands of said QS Holdings, LLC to a point in the center of S.R. 83, witnessed by an iron pin set N 76 degrees 30' 25" E 34.37 feet;
- 4) N 13 degrees 39' 56" W 267.00 feet along the centerline of S.R. 83 to a point, witnessed by an iron pin set N 80 degrees 59' 13" E 70.23 feet;
- 5) N 80 degrees 59' 13" E 702.90 feet along Martha E. Hilty's (D.V. 273 page 389) south line to a 5/8 inch rebar found;
- 6) S 12 degrees 37' 19" E 273.90 feet along said Hilty's west line to a 5/8 inch rebar found;
- 7) S 01 degree 23' 37" W 113.74 feet along said Lytle's (O.R. 215 page 1288) west line to the TRUE POINT OF BEGINNING.

This parcel contains 6.000 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 5598 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
April 28, 2025


Donald C. Baker P.S. 6938



PPN: 1700087007

FILE DESCRIPTION

Holmes County Map Office
7/16/2025