

Description 6.018 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) north 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 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 89 degrees 35' 29" E 40.00 feet.

thence with the following FOURTEEN (14) COURSES:

- 1) N 16 degrees 24' 24" W 24.98 feet along the centerline of S.R. 83 to a point, witnessed by a 5/8 inch rebar found N 76 degrees 03' 14" E 20.79 feet;
- 2) N 76 degrees 03' 14" E 195.87 feet along Joshua L. Miller and Sue Ann Miller's (O.R. 268 page 4661) south line to a 5/8 inch rebar found;
- 3) N 02 degrees 57' 45" W 190.15 feet along said Miller's east line to a 5/8 inch rebar found;
- 4) S 76 degrees 01' 56" W 240.12 feet along said Miller's north line to a point in the center of S.R. 83, witnessed by a 5/8 inch rebar found N 76 degrees 01' 56" E 30.32 feet;
- 5) N 16 degrees 24' 24" W 2.71 feet along the centerline of S.R. 83 to a point;
- 6) N 14 degrees 44' 42" W 198.05 feet along the centerline of S.R. 83 to a point;
- 7) N 12 degrees 44' 52" W 50.71 feet along the centerline of S.R. 83 to a point;
- 8) N 13 degrees 39' 56" W 66.75 feet along the centerline of S.R. 83 to a point, witnessed by an iron pin set N 76 degrees 30' 25" E 34.37 feet;
- 9) N 76 degrees 30' 25" E 92.85 feet through the lands of said QS Holdings, LLC to an iron pin set;
- 10) S 31 degrees 03' 53" E 166.64 feet through the lands of said QS Holdings, LLC to an iron pin set;
- 11) N 77 degrees 54' 41" E 523.57 feet through the lands of said QS Holdings, LLC to a 5/8 inch rebar found;

- 12) S 28 degrees 19' 40" E 148.81 feet along Ned F. Lytle and Adrienne L. Lytle's (O.R. 215 page 1288) west line to a 5/8 inch rebar found;
- 13) S 08 degrees 28' 01" W 377.28 feet along said Lytle's west line to a 5/8 inch rebar found on Dean F. Wolboldt and Debra L. Wolboldt's (O.R. 45 page 938) north line;
- 14) N 89 degrees 35' 29" W 565.37 feet along said Wolboldt's north line to the TRUE POINT OF BEGINNING.

This parcel contains 6.018 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: 1700087008

FILE DESCRIPTION

Holmes County Map Office
7/16/2025