

Description 1.100 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 a part of the lands conveyed to Denver Beckett and Deborah Beckett in Official Record vol. 233 page 1515, PN 1700150000.

Described as follows:

Beginning at a point marking the southeast corner of the northwest quarter of Section 28 the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) N 88 degrees 26' 08" W 244.15 feet along the quarter section line to an axle found;
- 2) N 08 degrees 09' 47" W 96.36 feet along State of Ohio, Department of Natural Resources' (D.V. 197 page 428) east line to a 5/8 inch rebar found;
- 3) N 86 degrees 45' 08" E 416.55 feet (passing into the northeast quarter of Section 28) along Bubba's Real Estate, LLC's (O.R. 289 page 614) south line to a point in the center of S.R. 83, witnessed by a 5/8 inch rebar found S 86 degrees 45' 08" W 20.10 feet;
- 4) S 13 degrees 17' 29" E 132.00 feet along the centerline of S.R. 83 to a point on the quarter section line, witnessed by a 5/8 inch rebar found N 89 degrees 08' 38" W 52.60 feet;
- 5) N 89 degrees 08' 38" W 188.50 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 1.100 acres, but subject to all highways and easements of record. Containing 0.484 acres in the northeast quarter of Section 28 and 0.616 acres in the northwest quarter of Section 28.

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

See Holmes County Plat Book 79, page 5768 for survey.

This survey made and description prepared by Donald C. Baker, P.S. 6938.

January 26, 2026

Donald C. Baker  
Donald C. Baker P.S. 6938



Parcel Number: 1700150001

