

Description 3.483 acre parcel

Being part of the southwest quarter of Section 29 and the northwest quarter of Section 32, Prairie Township, T-14 N, R-13 W, Holmes County, Ohio, also known as part of the lands conveyed to James B. Croskey and Shirley S. Croskey in Official Record vol. 285 page 4147, PN 1700408000.

Described as follows:

Beginning at a R.R. spike found in T.R. 323 marking the northeast corner of the northwest quarter of Section 32 the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) S 01 degree 10' 32" W 50.01 feet along the quarter section line and along T.R. 323 to a point, witnessed by an iron pin set N 89 degrees 52' 55" W 10.49 feet;
- 2) N 89 degrees 52' 55" W 1232.48 feet through the lands of said Croskey to an iron pin set on Valex Farms LLC's (O.R. 287 page 3276) east line;
- 3) N 02 degrees 51' 22" E 203.55 feet (passing into the southwest quarter of Section 29) along said Valex Farms LLC's east line to a 5/8 inch rebar found;
- 4) N 65 degrees 41' 09" W 185.00 feet along said Valex Farms LLC's north line to an iron pin set;
- 5) N 39 degrees 37' 59" E 140.00 feet through the lands of said Croskey to an iron pin set;
- 6) N 76 degrees 54' 30" E 220.00 feet through the lands of said Croskey to an iron pin set on Owen R. Miller and Arlene D. Miller's (O.R. 186 page 3087) west line;
- 7) S 14 degrees 06' 31" E 399.68 feet along said Miller's west line to a 5/8 inch rebar found on the section line;
- 8) S 89 degrees 52' 55" E 990.95 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 3.483 acres but subject to all highways and easements of record. Containing 2.069 acres in Section 29 and 1.414 acres in Section 32.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

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

See Holmes County Plat Book 19, page 5309 for survey.

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

October 16, 2023

(Revised May 2, 2024)

  
Donald C. Baker P.S. 6938



Parcel Number: 1700408002

