

Description 71.803 acre parcel

Being part of the southwest quarter of Section 27, T-14 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to Eli D. Hostetler and Barbara E. Hostetler in Official Record vol. 200 page 3075, PN 1700693000.

Described as follows:

Beginning at a R.R. spike found at the intersection of C.R. 245 and T.R. 562 marking the northeast corner of the southwest quarter of Section 27 the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 89 degrees 20' 35" W 66.11 feet.

thence with the following TWENTY-FIVE (25) COURSES:

- 1) S 00 degrees 07' 56" E 131.35 feet along the quarter section line and along C.R. 245 to a point, witnessed by an iron pin set S 89 degrees 18' 23" W 31.58 feet;
- 2) S 89 degrees 18' 23" W 559.17 feet to an iron pin set;
- 3) S 00 degrees 07' 56" E 280.68 feet to an iron pin set;
- 4) N 89 degrees 18' 23" E 131.38 feet to a 1/2 inch pipe found;
- 5) S 00 degrees 19' 46" W 275.00 feet along Lester S. Hostetler and Miriam E. Hostetler's (O.R. vol. 256 page 1634) west line to an iron pin set;
- 6) N 89 degrees 18' 38" E 430.00 feet along said Lester S. Hostetler and Miriam E. Hostetler's south line to a point on the quarter section line and in C.R. 245, witnessed by an iron pin set S 89 degrees 18' 38" W 47.91 feet;
- 7) S 00 degrees 07' 56" E 25.04 feet along the quarter section line and along C.R. 245 to a point;
- 8) S 86 degrees 56' 43" W 99.49 feet along the centerline of an existing 50 foot easement recorded in Plat vol. 10 page 342 to a 5/8 inch rebar found;
- 9) S 44 degrees 06' 33" W 82.13 feet along the centerline of said 50 foot easement to a 5/8 inch rebar found;
- 10) S 39 degrees 53' 34" W 98.31 feet along the centerline of said 50 foot easement to a point;
- 11) N 44 degrees 55' 58" W 25.21 feet through the lands of said Eli D. Hostetler and Barbara E. Hostetler to a point, witnessed by a 5/8 inch rebar found N 44 degrees 55' 57" W 13.11 feet;
- 12) N 44 degrees 55' 57" W 108.86 feet along Dan Y. Hostetler and Amanda L. Hostetler's (O.R. vol. 214 page 3086) east line to a 5/8 inch rebar found;
- 13) S 48 degrees 47' 50" W 193.04 feet along said Dan Y. Hostetler and Amanda L. Hostetler's north line to an iron pin set;
- 14) S 44 degrees 20' 10" E 96.07 feet along said Dan Y. Hostetler and Amanda L. Hostetler's west line to an iron pin set;
- 15) N 52 degrees 31' 33" E 195.29 feet along said Dan Y. Hostetler and Amanda L. Hostetler's south line to a point, witnessed by a 5/8 inch rebar found N 44 degrees 55' 57" W 13.11 feet;
- 16) S 44 degrees 55' 58" E 25.21 feet through the lands of said Eli D. Hostetler and Barbara E. Hostetler to a point in the center of said 50 foot easement;
- 17) N 39 degrees 53' 34" E 98.31 feet along the centerline of said 50 foot easement to a 5/8 inch rebar found;
- 18) N 44 degrees 06' 33" E 82.13 feet along the centerline of said 50 foot easement to a 5/8 inch rebar found;
- 19) N 86 degrees 56' 43" E 99.49 feet along the centerline of said 50 foot easement to a point on the quarter section line and in C.R. 245;

- 20) S 00 degrees 07' 56" E 1958.54 feet along the quarter section line and along C.R. 245 to a 5/8 inch rebar found at the intersection of C.R. 245 and T.R. 561 and marking the southeast corner of the southwest quarter of Section 27;
- 21) N 89 degrees 06' 50" W 1185.83 feet along the section line and along the centerline of T.R. 561 to a point, witnessed by a 5/8 inch rebar found N 00 degrees 25' 02" W 18.18 feet;
- 22) N 00 degrees 25' 02" W 809.89 feet along Norman W. Miller and Anna Miller (O.R. vol. 283 page 3659) and William J. Miller and Ella Miller's (Deed vol. 283 page 3664) east line to a 5/8 inch rebar found;
- 23) S 89 degrees 34' 48" W 135.03 feet along said Miller's (Deed vol. 283 page 3664) north line to a 5/8 inch rebar found on Stanley Ray Stombaugh aka Stan Stombaugh's (Deed vol. 175 page 639) east line;
- 24) N 00 degrees 05' 47" W 1858.56 feet along said Stombaugh's east line to a point on the quarter section line and in a stream, witnessed by an iron pin set S 89 degrees 20' 35" E 92.19 feet, also witnessed by an iron pin set N 89 degrees 20' 35" W 21.35 feet;
- 25) S 89 degrees 20' 35" E 1323.67 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 71.803 acres, but subject to all highways and easements of record.

The above described 71.803 acre parcel is subject to an existing 50 foot easement recorded in Plat vol. 12 page 415.

The above described 71.803 acre parcel is subject to an existing 50 foot easement recorded in Plat vol. 10 page 342.

The above described 71.803 acre parcel is subject to a 50 foot common access easement for the purpose of ingress, egress and general utilities and further described as follows:

Being part of the southwest quarter of Section 27, T-14 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to Eli D. Hostetler and Barbara E. Hostetler in Official Record vol. 200 page 3075, PN 1700693000.

Commencing at a R.R. spike found at the intersection of C.R. 245 and T.R. 562 marking the northeast corner of the southwest quarter of Section 27, thence S 00 degrees 07' 56" E 25.00 feet along the quarter section line and along C.R. 245 to a point being Point A the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES along the centerline of a 50 foot common access easement and through the lands of said Hostetler:

- 1) N 89 degrees 20' 35" W 577.40 feet to a point being Point B;
- 2) N 89 degrees 20' 35" W 199.62 feet to a point being Point C;
- 3) N 00 degrees 39' 25" E 25.00 feet to a point on Andrew Y. Hostetler aka Andy Hostetler and Clara Hostetler's (D.V. 260 page 17) south line being Point D;

thence beginning from Point B:

- 4) S 19 degrees 11' 28" W 70.50 feet to a point being Point E;
- 5) S 38 degrees 05' 16" E 67.53 feet to an iron pin set being Point F and THERE ENDS.

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 5632 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938,
June 26, 2023
Revised September 18, 2024

Donald C. Baker P.S. 6938



Parcel Number: 1700693004

FILE DESCRIPTION
Holmes County Map Office
9/4/2025