

Description 48.183 acre parcel

Being part of the southeast quarter of Section 5 and the northeast quarter of Section 6, T-8 N, R-8 W, Richland Township, Holmes County, Ohio, also known as all of the lands conveyed to Holmes Woodland, Inc. in Deed vol. 241 page 644, PN 2100194002, PN 2100194000, and PN 2100193000.

Described as follows:

Beginning at a stone found marking the southwest corner of the southeast quarter of Section 5 the TRUE POINT OF BEGINNING.

thence with the following TWELVE (12) COURSES:

- 1) N 03 degrees 41' 11" E 1388.12 feet along the quarter section line to a 5/8 inch rebar found;
- 2) S 88 degrees 54' 03" E 1447.92 feet along Douglas J. Diemer, Co-Trustee and Miranda R. Diemer, Co-Trustee's (O.R. 290 page 4539) south line to a point in the center of T.R. 36, witnessed by a 5/8 inch rebar found N 88 degrees 54' 03" W 25.00 feet;
- 3) S 02 degrees 25' 15" W 132.47 feet along the centerline of T.R. 36 to a point;
- 4) S 05 degrees 13' 04" E 134.54 feet along the centerline of T.R. 36 to a point;
- 5) S 13 degrees 46' 09" E 391.43 feet along the centerline of T.R. 36 to a point, witnessed by a 5/8 inch rebar found S 78 degrees 50' 45" W 25.00 feet;
- 6) S 78 degrees 50' 45" W 229.22 feet along Louis M. Crider's (O.R. 291 page 3061) north line to a 1/2 inch pipe found;
- 7) N 89 degrees 42' 29" W 297.47 feet along Shannon T. Croskey's (O.R. 170 page 1574 and O.R. 257 page 3744) north line to a 5/8 inch rebar found;
- 8) S 00 degrees 13' 18" W 807.86 feet (passing into the northeast quarter of Section 6) along said Croskey's west line to a point on Ohio Power Company's (O.R. 286 page 3011) north line and in S.R. 520, witnessed by a 5/8 inch rebar found N 00 degrees 13' 18" E 40.00 feet;
- 9) S 62 degrees 43' 18" W 166.33 feet along said Ohio Power Company's north line and along S.R. 520 to a point;
- 10) S 72 degrees 58' 42" W 394.62 feet along said Ohio Power Company's north line and along S.R. 520 to a point;
- 11) N 86 degrees 56' 28" W 590.04 feet along said Ohio Power Company's north line and along S.R. 520 to a point on the quarter section line, witnessed by a 5/8 inch rebar found N 00 degrees 35' 54" E 40.00 feet;
- 12) N 00 degrees 35' 54" E 300.00 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 48.183 acres, but subject to all highways and easements of record. Containing 40.927 acres in the southeast quarter of Section 5 and 7.256 acres in the northeast quarter of Section 6.

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 5612 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 16, 2025


Donald C. Baker P.S. 6938



PPN: 2100194003

FILE DESCRIPTION

Holmes County Map Office
8/11/2025