

Description 77.482 acre parcel

Being part of the southwest quarter of Section 12 and the northwest quarter of Section 19, T-8 N, R-9 W, Richland Township, Holmes County, Ohio, also known as part of the lands conveyed to Petronilla M. Schopfer, Trustee in Official Record vol. 255 page 4393, PN 2100437003.

Described as follows:

Beginning at a R.R. spike found in C.R. 25 marking the southwest corner of the northwest quarter of Section 19 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 02 degrees 13' 21" E 31.59 feet.

thence with the following SEVEN (7) COURSES:

- 1) N 02 degrees 13' 21" E 2728.90 feet along the section line to a 5/8 inch rebar found marking the north west corner of the northwest quarter of Section 19;
- 2) N 02 degrees 18' 21" E 1351.55 feet along the section line to a 5/8 inch rebar found;
- 3) S 87 degrees 20' 17" E 842.27 feet (passing into the southwest quarter of Section 12) along Loder Farms' (O.R. 210 page 800) south line to an iron pin set;
- 4) S 01 degree 48' 04" W 3452.52 feet (passing into the northwest quarter of Section 19) through the lands of said Schopfer to an iron pin set;
- 5) N 79 degrees 29' 48" W 152.23 feet through the lands of said Schopfer to an iron pin set;
- 6) S 10 degrees 26' 08" W 650.03 feet through the lands of said Schopfer to a point on the quarter section line and in C.R. 25, witnessed by an iron pin set N 10 degrees 26' 08" E 29.33 feet;
- 7) N 87 degrees 47' 19" W 626.10 feet along the quarter section line and along C.R. 25 to the TRUE POINT OF BEGINNING.

This parcel contains 77.482 acres, but subject to all highways and easements of record. Containing 26.398 acres in the southwest quarter of Section 12 and 51.084 acres in the northwest quarter of Section 19.

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 5616 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
November 12, 2024


Donald C. Baker P.S. 6938



PPN: 2100437004

FILE DESCRIPTION
Holmes County Map Office
8/13/2025