

### Description 77.481 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:

Commencing at a R.R. spike found in C.R. 25 marking the southwest corner of the northwest quarter of Section 19, thence S 87 degrees 47' 19" E 626.10 feet along the quarter section line and along C.R. 25 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 10 degrees 26' 08" E 29.33 feet.

thence with the following EIGHT (8) COURSES:

- 1) N 10 degrees 26' 08" E 650.03 feet through the lands of said Schopfer to an iron pin set;
- 2) S 79 degrees 29' 48" E 152.23 feet through the lands of said Schopfer to an iron pin set;
- 3) N 01 degrees 48' 04" E 3452.52 feet (passing into the southwest quarter of Section 12) through the lands of said Schopfer to an iron pin set on Loder Farms' (O.R. 210 page 800) south line;
- 4) S 87 degrees 20' 17" E 489.66 feet along said Loder Farms' south line to a 5/8 inch rebar found on Mohican RTO Farms, LLC's (O.R. 241 page 2209) west line;
- 5) S 01 degrees 49' 21" W 1364.55 feet along said Mohican RTO Farms, LLC's west line to a stone found on the section line;
- 6) S 87 degrees 46' 49" E 464.45 feet along the section line to a 5/8 inch rebar found;
- 7) S 01 degrees 48' 04" W 2705.46 feet (passing into the northwest quarter of Section 19) along said Schopfer's (PN 2100437002) west line to a 5/8 inch rebar found on the quarter section line and in C.R. 25, witnessed by a 5/8 inch rebar found N 01 degrees 48' 04" E 42.22 feet;
- 8) N 87 degrees 47' 19" W 1201.64 feet along the quarter section line and along C.R. 25 to the TRUE POINT OF BEGINNING.

This parcel contains 77.481 acres, but subject to all highways and easements of record. Containing 15.303 acres in the southwest quarter of Section 12 and 62.178 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: 2100437005

**FILE DESCRIPTION**

Holmes County Map Office  
8/13/2025