

Description 8.368 acre parcel

Being part of the northwest quarter of Section 1 and the northeast quarter of Section 2, T-8 N, R-9 W, Richland Township, Holmes County, Ohio, also known as part of the lands conveyed to Thomas J. Alexander and Irene P. Alexander in Deed vol. 276 page 230 and Official Record vol. 137 page 144, PN 2100662000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of the northeast quarter of Section 2, thence N 89 degrees 09' 43" W 329.73 feet along the quarter section line to a 5/8 inch rebar found, thence N 01 degree 59' 48" E 420.68 feet along Kevin Grassbaugh and Kelli Grassbaugh's (O.R. 217 page 689) east line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following TEN (10) COURSES:

- 1) N 01 degree 55' 47" W 899.12 feet along said Grassbaugh's east line and along Angela Hartsock and Nicholas Anderson's (O.R. 257 page 6321) east line to a 3/4 inch pinchtap found on Boone's Acres, LLC's (O.R. 265 page 1529) south line;
- 2) S 88 degrees 24' 59" E 295.54 feet along said Boone's Acres, LLC's south line to a point, witnessed by a 5/8 inch rebar found N 88 degrees 24' 59" W 52.92 feet;
- 3) S 02 degrees 08' 41" E 199.67 feet along Misty Middaugh-Obringer's (O.R. 255 page 4341) west line to a point in the Black Creek, witnessed by a 1/2 inch pipe found N 76 degrees 02' 18" E 20.62 feet;
- 4) S 32 degrees 17' 39" E 214.40 feet (passing into the northwest quarter of Section 1) along Glenna J. Kline's (O.R. 210 page 261 and O.R. 249 page 4468) west line to a 1/2 inch pipe found;
- 5) S 29 degrees 26' 01" E 221.20 feet along James R. Dial and Aneta C. Dial's (D.V. 184 page 232) west line to a 1 1/2 inch pipe found;
- 6) N 60 degrees 26' 23" E 140.74 feet along said Dial's south line to a point on the Village of Glenmont corporation line;
- 7) S 27 degrees 24' 59" E 51.73 feet through the lands of said Alexander and along the Village of Glenmont corporation line to a point;
- 8) S 65 degrees 37' 50" W 155.72 feet along Alicesun A. Croskey's (O.R. 206 page 128) north line to a point in Black Creek, witnessed by a 5/8 inch rebar found N 65 degrees 37' 50" E 20.95 feet;
- 9) S 29 degrees 05' 10" E 193.88 feet along said Croskey's west line and along Robert L. Barker and Karen L. Barker's (O.R. 87 page 615) west line to a 5/8 inch rebar found;

10) S 79 degrees 48' 38" W 604.03 feet (passing into the northeast quarter of Section 2) along said Alexander's (D.V. 269 page 770) north line to the TRUE POINT OF BEGINNING.

This parcel contains 8.368 acres, but subject to all highways and easements of record. Containing 1.736 acres in Section 1 and 6.632 acres in Section 2.
To go to adjoiner.

This parcel is subject to an existing 50 foot easement recorded in Plat vol. 14 page 885.

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

See Holmes County Plat Book 19, page 5545 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938,
December 9, 2024

Donald C. Baker

P.S. 6938



PN: 2100662001

FILE DESCRIPTION

Holmes County Map Office
5/2/2025