

Description 7.050 acre parcel

Being part of the southwest quarter of Section 4, T-9 N, R-4 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Debbie K. Lones in Official Record vol. 252 page 6369, PN 2600435002.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of the southwest quarter of Section 4, thence N 01 degree 25' 03" E 786.10 feet along the section line to a point in the center of C.R. 168, thence S 64 degrees 44' 18" E 341.46 feet along the centerline of C.R. 168 to a point, thence S 64 degrees 44' 18" E 173.20 feet along the centerline of C.R. 168 to a point, thence S 62 degrees 54' 06" E 352.74 feet along the centerline of C.R. 168 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 27 degrees 10' 23" E 23.99 feet.

thence with the following FOUR (4) COURSES:

- 1) N 27 degrees 10' 23" E 804.57 feet through the lands of said Lones to an iron pin set;
- 2) S 50 degrees 05' 35" E 383.84 feet through the lands of said Lones to an iron pin set on David E. Troyer and Esther Troyer's (D.V. 230 page 450) west line;
- 3) S 22 degrees 21' 28" W 721.94 feet along said Troyer's west line to a point in the center of C.R. 168, witnessed by a 5/8 inch rebar found N 22 degrees 21' 28" E 51.46 feet;
- 4) N 62 degrees 54' 06" W 435.00 feet along the centerline of C.R. 168 to the TRUE POINT OF BEGINNING.

This parcel contains 7.050 acres, but subject to all highways and easements of record.

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 5348 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
June 28, 2024



Donald C. Baker P.S. 6938



PPN: 2600435007

