

Description 2.992 acre parcel

Being part of the southwest quarter of Section 18, T-19 N, R-15 W, Washington Township, Holmes County, Ohio, also known as part of the lands conveyed to Maskil425 Revocable Trust in Official Record vol. 283 page 751 and Official Record vol. 280 page 1711, PN 2700357000 and PN 2700250000.

Described as follows:

Commencing at a 5/8 inch rebar found on the Ashland County line marking the southwest corner of the southwest quarter of Section 18, thence N 00 degrees 00' 31" W 181.68 feet along the Ashland County line and along the section line to a 5/8 inch rebar found, thence S 71 degrees 25' 37" E 52.75 feet along the north line of C.R. 23 and along Holmes County Board of Commissioners' (O.R. 277 page 5981) north line to an iron pin set, thence N 00 degrees 00' 31" E 187.13 feet along Zachary Coblentz and Sarah Coblentz's (O.R. 283 page 755) west line to a 5/8 inch rebar found, thence N 86 degrees 31' 23" E 220.69 feet along said Coblentz's north line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following ELEVEN (11) COURSES:

- 1) N 00 degrees 00' 31" W 300.03 feet through the lands of said Maskil425 Revocable Trust to an iron pin set;
- 2) N 89 degrees 19' 11" E 192.43 feet through the lands of said Maskil425 Revocable Trust to a point in the center of C.R. 230, witnessed by an iron pin set S 89 degrees 19' 11" W 20.65 feet;
- 3) S 18 degrees 19' 41" E 13.72 feet along the centerline of C.R. 230 to a point;
- 4) S 43 degrees 32' 32" E 101.89 feet along the centerline of C.R. 230 to a point;
- 5) S 57 degrees 03' 57" E 103.12 feet along the centerline of C.R. 230 to a point;
- 6) S 67 degrees 32' 48" E 103.91 feet along the centerline of C.R. 230 to a point;
- 7) S 83 degrees 44' 56" E 111.61 feet along the centerline of C.R. 230 to a point;
- 8) N 80 degrees 21' 16" E 134.11 feet along the centerline of C.R. 230 to a point;
- 9) S 78 degrees 07' 45" E 105.10 feet along the centerline of C.R. 230 to a point;
- 10) S 55 degrees 44' 01" E 97.92 feet along the centerline of C.R. 230 to a point, witnessed by a 5/8 inch rebar found S 86 degrees 31' 23" W 40.00 feet;
- 11) S 86 degrees 31' 23" W 878.01 feet along said Coblentz's north line to the TRUE POINT OF BEGINNING.

This parcel contains 2.992 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 _____ 5619 _____ for survey.

This survey made and description prepared by Donald C. Baker, P.S. 6938.

June 5, 2025



Donald C. Baker

P.S. 6938



Parcel Number: 2700250002

FILE DESCRIPTION

Holmes County Map Office

8/18/2025