

**LEGAL DESCRIPTION for**

**Parcel 'A' – 1.316 ac.**

**Combining PN 28-00106-000 and PN 28-00107-000**

**at 14445 Township Road 464, Lakeville, Ohio**

Situated in the Township of Washington, County of Holmes, State of Ohio, being part of the southwest part of the Southwest Quarter of Section 26, Township 20, Range 15, conveyed to Karen S.

Humrichouser (OR 286, page 5057 and Deed Volume 272, page 559 – PN 28-00106-000 & PN 28-00107-000), bounded and described as follows:

Beginning at a found and used 3/4" iron pipe, pinched, at the southwest corner of Original Section 26 along the centerline of Township Road 464 (60' R/W);

Thence along the section line and said centerline, S 89°20'31" E, 1124.10 feet to a set Mag nail at the southeast corner of a parcel conveyed to Michael B. Humrichouser (Deed Volume 265, Page 125), and being the True Point of Beginning at the southwest corner of the parcel herein described in the following 4 courses:

Course 1: Thence along the east line of said Michael B. Humrichouser parcel, N 0°19'33" W, passing a 1/2" iron pipe, found 0.40 feet west of the line at 22.55 feet, a total distance of 331.48 feet to a set 5/8" x 30" iron rod, capped ("EXACTA LAND SURVEYORS 8423") at the northwest corner, also being an internal parcel of said Michael B. Humrichouser parcel;

Course 2: Thence along a south line of said Michael B. Humrichouser parcel, S 88°00'08" E, passing a found and used for line 1/2" iron pipe at 2.24 feet, a total distance of 174.08 feet to a found and used 1/2" iron pipe at the northeast corner, also being a southeast corner of said Michael B. Humrichouser parcel and along the west line of a parcel conveyed to Michael B. Humrichouser and Tory A. Humrichouser (OR 187, Page 1197);

Course 3: Thence along the west line of said Michael B. Humrichouser and Tory A. Humrichouser parcel, S 0°19'33" E, passing a 1/2" iron pipe found 0.46 feet west of the line at 169.85 feet, and a 1/2" iron pipe, found 0.05 feet west of the line at 305.34 feet, a total distance of 327.41 feet to a found and used railroad spike on the section line at the southeast corner along the centerline of said Township road 464, also being the southwest corner of said Michael B. Humrichouser and Tory A. Humrichouser parcel;

Course 4: Thence along the section line and said centerline, N 89°20'31" W, 174.00 feet to the True Point of Beginning, containing 57,351.41 square feet, or 1.316 acres, including 5219.91 square feet, or 0.120 acres within the right of way, and being subject to all legal highways, easements, reservations or restrictions of record, if any.

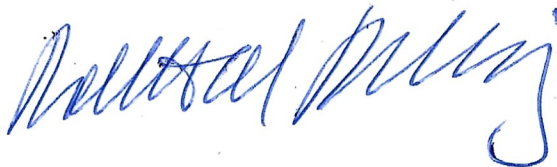
The bearings for this survey are based on GPS observations using the Ohio State Plane Coordinate System, North Zone, NAD83 (no trans), holding found and used monumentation along the centerline of Township Road 464 as shown on the survey, which is observed bearing S 89°20'31" E.

The intent of this legal description and survey is to retrace and describe this parcel as required by the Ohio Administrative Code Chapter 4733-37, conforming to the minimum standards for boundary surveys.

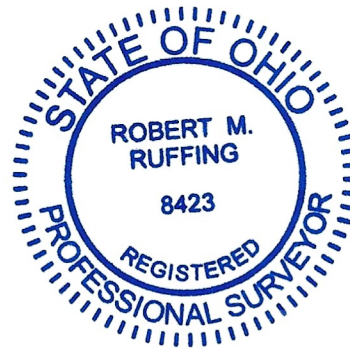
This legal description is based on an actual field survey performed in September of 2025 by Exacta Land Surveyors, LLC.

For survey: see Holmes County Plat Book 19, Page 5724.

Prepared by Robert M. Ruffing, P.S. 8423 on October 13, 2025.



PPN: 2800106001



**FILE DESCRIPTION**

Holmes County Map Office

12/16/2025