

Description 0.629 acre parcel

Being part of the Village of Loudonville, situated in the southwest quarter of Section 31, T-20 N, R-15 W, and the northwest quarter of Section 6, T-19 N, R-15 W, Washington Township, Holmes County, Ohio, also known as part of the lands conveyed to Thomas F. Thompson, Co-Trustee and Cheryl A. Thompson, Co-Trustee in Official Record vol. 268 page 4343, PN 2900029001.

Described as follows:

Commencing at a 3/4 inch pipe found in T.R. 457 marking the northeast corner of the northwest quarter of Section 6, thence S 00 degrees 20' 08" E 204.48 feet along the quarter section line and along T.R. 457 to a point, thence N 89 degrees 00' 13" W 1706.83 feet along P.V. Communications, Inc.'s (O.R. 263 page 4251) north line and along the north line of Lot 7 of Loudonville Industrial Sites (Plat vol. 2 page 220) and along Cloud-Sprenger Properties, LLC's (O.R. 261 page 5101) north line and along Village of Loudonville's (D.V. 247 page 435) north line and partly along the north line of Merillat Court to a point, thence along a curve to the left having a delta angle of 67 degrees 06' 42", R – 60.00 feet, T – 39.80 feet, Ch. Brg. – N 89 degrees 00' 13" W, Ch. – 66.33 feet along said Village of Loudonville's north line and along the north line of Merillat Court an arc distance of 70.28 feet to a 5/8 inch rebar found, thence N 89 degrees 00' 13" W 81.13 feet along the north line of said Village of Loudonville and along the north line of Merillat Court to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) S 01 degree 19' 10" E 51.51 feet along said Village of Loudonville's west line and along the west line of Merillat Court to an iron pin set;
- 2) S 84 degrees 15' 57" W 155.16 feet through the lands of said Thompson to an iron pin set;
- 3) S 74 degrees 46' 59" W 76.09 feet through the lands of said Thompson to an iron pin set on The Village of Loudonville's (D.V. 132 page 538) east line and on the east line of Madison Street;
- 4) N 00 degrees 33' 18" W 46.85 feet along said The Village of Loudonville's east line and along the east line of Madison Street to an iron pin set;
- 5) N 58 degrees 26' 43" E 181.20 feet along said The Village of Loudonville's east line and along CAST Real Estate, LLC's (O.R. 268 page 4345) south line and partly along Madison Street to an iron pin set;
- 6) N 31 degrees 33' 18" W 60.00 feet along said CAST Real Estate, LLC's east line to a 5/8 inch rebar found;

- 7) N 58 degrees 26' 42" E 117.60 feet (passing into Section 31) along said CAST Real Estate, LLC's south line to a 5/8 inch rebar found on Northwest Hardwoods, Inc.'s (O.R. 275 page 6882) west line;
- 8) S 01 degree 19' 10" E 167.41 feet (passing into Section 6) along said Northwest Hardwoods, Inc.'s west line to the TRUE POINT OF BEGINNING.

This parcel contains 0.629 acres, but subject to all highways and easements of record. Containing 0.621 acres in Section 6 and 0.008 acres in Section 31.

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 5760 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938,
May 1, 2025


Donald C. Baker P.S. 6938



PPN: 2900029003

FILE DESCRIPTION
Holmes County Map Office
2/9/2026