

Description 1.832 acre parcel

Being part of the Village of Loudonville, situated in 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, thence 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's west line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) S 01 degree 19' 10" E 416.40 feet along said Village of Loudonville's west line and along the west line of Merillat Court and along the west line of Lot 1 of said Loudonville Industrial Sites and along Innopak Industries, Inc.'s (O.R. 284 page 7278) west line to a 5/8 inch rebar found on Roger E. Bickhart, Co-Trustee and Deborah L. Bickhart, Co-Trustee's (O.R. 289 page 2339) north line;
- 2) N 89 degrees 00' 20" W 90.00 feet along said Bickhart's north line to a 1/2 inch pipe found;
- 3) N 00 degrees 37' 25" E 53.50 feet along the east line of Lot 13 of Workman Allotment Section No. 1 (Plat vol. 2 page 121) and along Gregory S. Staman, Trustee and Diane L. Staman, Trustee's (O.R. 284 page 2003) east line to a point in a large maple tree;
- 4) N 63 degrees 29' 03" W 162.65 feet along the north line of Lot 13 of said Workman Allotment Section No. 1 and along said Staman's north line to a 5/8 inch rebar found;
- 5) N 00 degrees 33' 18" W 253.15 feet along The Village of Loudonville's (D.V. 132 page 538) east line and along the east line of Madison Street to an iron pin set;
- 6) N 74 degrees 46' 59" E 76.09 feet through the lands of said Thompson to an iron pin set;

7) N 84 degrees 15' 57" E 155.16 feet through the lands of said Thompson to the TRUE POINT OF BEGINNING.

This parcel contains 1.832 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 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: 2900029004

