

Description 24.386 acre parcel

Being part of Lot 9, Fourth Quarter, T-10 N, R-6 W, Salt Creek Township, Holmes County, Ohio.

Described as follows:

Beginning at a 5/8 inch rebar found on the Berlin Township line and in C.R. 201 marking the southwest corner of Lot 9 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 89 degrees 08' 28" E 31.62 feet.

thence with the following THIRTY (30) COURSES:

- 1) N 00 degrees 33' 28" E 50.00 feet along the lot line and along C.R. 201 to a point, witnessed by an iron pin set S 89 degrees 08' 28" E 26.18 feet;
- 2) S 89 degrees 08' 28" E 269.63 feet to an iron pin set;
- 3) N 00 degrees 33' 28" E 323.11 feet to an iron pin set;
- 4) N 89 degrees 08' 28" W 269.63 feet to a point on the lot line and in C.R. 201, witnessed by a 5/8 inch rebar found S 89 degrees 08' 28" E 28.98 feet;
- 5) N 00 degrees 33' 28" E 311.02 feet along the lot line and along C.R. 201 to a point;
- 6) S 82 degrees 34' 15" E 243.63 feet along the centerline of an existing 50 foot easement (P. 17 page 584) to a point;
- 7) S 43 degrees 50' 16" E 170.40 feet along the centerline of said existing 50 foot easement to a point;
- 8) S 86 degrees 26' 59" E 233.30 feet along the centerline of said existing 50 foot easement to a point;
- 9) S 78 degrees 21' 20" E 203.80 feet along the centerline of said existing 50 foot easement to a point;
- 10) N 74 degrees 22' 59" E 100.48 feet along the centerline of said existing 50 foot easement to a point;
- 11) S 02 degrees 21' 40" E 119.19 feet along Edna P. Kauffman's (O.R. 276 page 4547 and O.R. 292 page 5158) west line to a 5/8 inch rebar found;
- 12) N 85 degrees 30' 11" E 246.38 feet along said Kauffman's south line to a 5/8 inch rebar found;
- 13) N 01 degree 36' 09" W 225.04 feet along said Kauffman's east line to a 5/8 inch rebar found;
- 14) S 86 degrees 26' 35" W 249.25 feet along said Kauffman's north line to a 5/8 inch rebar found;
- 15) S 02 degrees 21' 40" E 109.81 feet along said Kauffman's west line to a point;

- 16) S 74 degrees 22' 59" W 100.48 feet along the centerline of said existing 50 foot easement to a point;
- 17) N 78 degrees 21' 10" W 203.80 feet along the centerline of said existing 50 foot easement to a point;
- 18) N 86 degrees 26' 59" W 233.30 feet along the centerline of said existing 50 foot easement to a point;
- 19) N 43 degrees 50' 16" W 170.40 feet along the centerline of said existing 50 foot easement to a point;
- 20) N 82 degrees 34' 15" W 243.63 feet along the centerline of said existing 50 foot easement to a point on the lot line and in C.R. 201;
- 21) N 00 degrees 33' 28" E 142.15 feet along the lot line and along C.R. 201 to a point, witnessed by a 5/8 inch rebar found S 82 degrees 14' 56" E 43.55 feet;
- 22) S 82 degrees 14' 56" E 443.35 feet along Crist J. Kauffman and Freda Kauffman's (O.R. 272 page 5584) south line to a 5/8 inch rebar found;
- 23) S 00 degrees 33' 28" W 118.54 feet to an iron pin set;
- 24) N 82 degrees 50' 26" E 1122.27 feet to an iron pin set on Leroy E. Keim, Mary A. Keim, Aden J. Kauffman, and Sarah Kauffman's (O.R. 252 page 6424) west line;
- 25) S 08 degrees 56' 46" E 231.89 feet along said Keim and Kauffman's west line to a 5/8 inch rebar found;
- 26) S 81 degrees 03' 14" W 65.00 feet along said Keim and Kauffman's north line to a 5/8 inch rebar found;
- 27) S 08 degrees 56' 46" E 250.00 feet along said Keim and Kauffman's west line to a 5/8 inch rebar found;
- 28) N 81 degrees 03' 14" E 65.00 feet along said Keim and Kauffman's south line to a 5/8 inch rebar found;
- 29) S 08 degrees 56' 46" E 341.21 feet along said Keim and Kauffman's west line and along Mary Kauffman and Emma J. Kauffman's (O.R. 30 page 256) west line to a 5/8 inch rebar found on the Berlin Township line and on the lot line;
- 30) N 89 degrees 08' 28" W 1687.90 feet along the Berlin Township line and along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 24.386 acres, but subject to all highways and easements of record.

This parcel is subject to an existing easement recorded in Plat vol. 17 page 584 and further described as follows:

Being part of Lot 9, Fourth Quarter, T-10 N, R-6 W, Salt Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Edna P. Kauffman in Official Record vol. 286 page 5438 and Official Record vol. 292 page 5158, PN 3400139008.

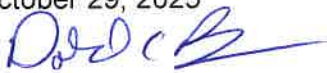
Commencing at a 5/8 inch rebar found on the Berlin Township line and in C.R. 201 marking the southwest corner of Lot 9, thence N 00 degrees 33' 28" E 373.11 feet along the lot line and along C.R. 201 to a point, thence N 00 degrees 33' 28" E 311.02 feet along the lot line and along C.R. 201 to a point the TRUE POINT OF BEGINNING.

Thence with the following FIVE (5) COURSES:

- 1) S 82 degrees 34' 15" E 243.63 feet along the centerline of an existing 50 foot easement (P. 17 page 584) and through the lands of said Kauffman to a point;
- 2) S 43 degrees 50' 16" E 170.40 feet along the centerline of said existing 50 foot easement and through the lands of said Kauffman to a point;
- 3) S 86 degrees 26' 59" E 233.30 feet along the centerline of said existing 50 foot easement and through the lands of said Kauffman to a point;
- 4) S 78 degrees 21' 20" E 203.80 feet along the centerline of said existing 50 foot easement and through the lands of said Kauffman to a point;
- 5) N 74 degrees 22' 59" E 100.48 feet along the centerline of said existing 50 foot easement and through the lands of said Kauffman to a point and THERE ENDS.

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 5721 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
October 29, 2025



Donald C. Baker P.S. 6938



PPN: 3400139014

**FILE DESCRIPTION**

Holmes County Map Office  
12/12/2025