

Description 55.138 acre parcel

Being part of Lots 32 and 33 of the Second Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to John P. Mason and Janet D. Mason in Deed vol. 268 page 640, PN 06-00314.000 and PN 06-01182.000.

Described as follows:

Beginning at a point in T.R. 315 marking the southwest corner of Lot 32 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 87 degrees 43' 28" E 50.24 feet.

thence with the following ELEVEN (11) COURSES:

- 1) N 02 degree 04' 57" E 1060.70 feet along the lot line and along T.R. 315 to a point, witnessed by a 5/8 inch rebar found S 88 degrees 20' 18" E 25.00 feet;
- 2) S 88 degrees 20' 18" E 807.31 feet along said Mason's (D.V. 254 page 154 and O.R. 33 page 826) south line to a 5/8 inch rebar found;
- 3) N 02 degree 27' 29" E 609.84 feet (passing into Lot 33) along said Mason's east line to a 5/8 inch rebar found;
- 4) N 62 degrees 17' 45" W 780.56 feet along said Mason's north line to an iron pin set on Renegade Structures, LLC's (O.R. 200 page 396) north line;
- 5) N 24 degrees 26' 52" W 235.29 feet along said Renegade Structures, LLC's north line to a point on the lot line and in T.R. 315, witnessed by a 5/8 inch rebar found S 24 degrees 26' 52" E 53.53 feet;
- 6) N 02 degrees 18' 43" E 830.55 feet along the lot line and along T.R. 315 to a R.R. spike set, witnessed by a R.R. spike found S 02 degrees 18' 43" W 45.76 feet;
- 7) S 63 degrees 47' 58" E 636.84 feet along said Mason's (D.V. 277 page 104 and O.R. 33 page 824) south line to a 5/8 inch rebar found on Sue E. Hipp, Trustee's (O.R. 255 page 6676) west line;
- 8) S 28 degrees 58' 07" E 1336.49 feet along said Hipp's west line to a 5/8 inch rebar found on the lot line;
- 9) S 09 degrees 52' 41" W 1455.72 feet along Kingston Properties, LLC's (O.R. 290 page 6022) west line to a 5/8 inch rebar found;
- 10) S 03 degrees 06' 43" W 211.24 feet along Kingston Properties, LLC's (O.R. 264 page 3851) west line to a 5/8 inch rebar found on the lot line;
- 11) N 87 degrees 43' 28" W 1075.07 feet along the lot line to the TRUE POINT OF BEGINNING.

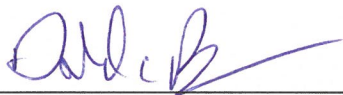
This parcel contains 55.138 acres, but subject to all highways and easements of record.

Containing 33.259 acres in Lot 32 and 21.879 acres in Lot 33.
Subject to an existing 30 foot utility easement as shown on Plat Vol. 13 page 143.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83 (2011 adjustment).

See Holmes County Plat Book 19, page 5936 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
August 25, 2026



Donald C. Baker P.S. 6938



PPN: 0601182004

FILE DESCRIPTION

Holmes County Map Office
9/29/2026