

Description 0.570 acre parcel

Being a part of the northeast quarter of Section 6, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Jewel A. Rangel, Trustee and Wanda K. Mast, Trustee in Official Record vol. 271 page 2773, PN 0100582000, PN 0100582001, PN 0100572001 and PN 0100264001.

Described as follows:

Commencing at a 5/8 inch rebar found in C.R. 168 marking the southeast corner of the northeast quarter of Section 6, thence N 01 degrees 21' 13" E 449.86 feet along the section line and partly along U.S. 62 to a point, thence N 89 degrees 39' 46" W 210.95 feet along State of Ohio's (O.R. 167 page 1589) north line and along PND Enterprises, Ltd.'s (O.R. 71 page 348) north line to a 1/2 inch pipe found the TRUE POINT OF BEGINNING.

thence with the following NINE (9) COURSES:

- 1) S 00 degrees 49' 42" W 108.04 feet along said PND Enterprises, Ltd.'s west line to a 5/8 inch rebar found;
- 2) N 82 degrees 01' 42" W 137.77 feet along State of Ohio's (O.R. 206 page 1997) north line and along Gary L. Mellor and Diane Raber Mellor's (D.V. 209 page 463, D.V. 217 page 302, D.V. 217 page 305 and O.R. 245 page 2729) north line and along Private Road 378 (Plat vol. 4 page 72) to a 5/8 inch rebar found;
- 3) N 03 degrees 28' 20" E 146.20 feet along David A. Kuhns and Ada A. Kuhns' (O.R. 145 page 140) east line to an iron pin set;
- 4) N 89 degrees 12' 54" E 27.39 feet along Eli D. Yoder and Elsie A. Yoder's (O.R. 249 page 2392) south line to a 1/2 inch pipe found;
- 5) N 01 degrees 25' 26" E 50.00 feet along said Yoder's east line to a 5/8 inch rebar found;
- 6) N 89 degrees 12' 54" E 80.00 feet along Mook Fabrics LLC's (O.R. 263 page 4223) south line to a 5/8 inch rebar found;
- 7) S 01 degrees 25' 26" W 50.00 feet along said Mook Fabrics LLC's west line to a 5/8 inch rebar found;
- 8) N 89 degrees 12' 54" E 21.47 feet along said Mook Fabrics LLC's south line to an axle found;
- 9) S 00 degrees 17' 44" E 58.77 feet along Mary J. Kauffman's (O.R. 43 page 182) west line to the TRUE POINT OF BEGINNING.

This parcel contains 0.570 acres, but subject to all highways and easements of record.

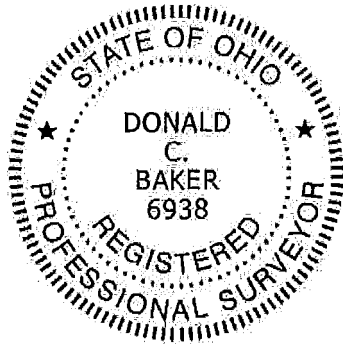
This parcel is subject to and has access by an existing 30 foot Private Drive, recorded in Plat vol. 4 page 72.

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.

See Holmes County Plat Book 19, page 4043 for survey,
This survey made and description prepared by Donald C. Baker, P.S. 6938.
March 31, 2020



Donald C. Baker P.S. 6938



Parcel Number: 0100582002

FILE DESCRIPTION
Holmes County Map Office
5/1/2020

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