

Description 18.521 acre parcel

Being part of Lot 6, Third Quarter, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as part of the lands conveyed to Merlin D. Mullet, Trustee in Official Record vol. 41 page 573, PN 0600566000 and PN 0600567000.

Described as follows:

Commencing at a 1/2 inch pipe found marking the southwest corner of Lot 6, thence S 87 degrees 57' 54" E 534.27 feet along the lot line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) N 02 degrees 36' 29" E 667.13 feet along Ward A. Vaughn and Ann Lower Vaughn's (D.V. 266 page 296, D.V. 275 page 254, and O.R. 164 page 840) east line to a 1/2 inch pipe found;
- 2) N 02 degrees 35' 54" E 594.13 feet along said Vaughn's east line to a 5/8 inch rebar found, witnessed by an iron pin set S 02 degrees 35' 54" W 16.90 feet, also witnessed by an iron pin set S 84 degrees 28' 11" E 9.80 feet;
- 3) S 84 degrees 28' 11" E 650.66 feet along said Vaughn's south line and along Kerry L. Taylor and Danell M. Taylor's (D.V. 233 page 223) south line to a 3/4 inch pipe found;
- 4) S 02 degrees 35' 37" W 1221.59 feet along Michael D. Ditmars and Stephanie A. Ditmars' (D.V. 264 page 399 and O.R. 44 page 880) west line and along Rose Ann Habrun, Trustee's (O.R. 224 page 1550) west line to an iron pin set on the lot line, witnessed by a 1/2 inch pipe found N 02 degrees 35' 37" E 7.72 feet;
- 5) N 87 degrees 57' 54" W 650.05 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 18.521 acres, but subject to all highways and easements of record.

The above described parcel has access by an existing 16 foot right of way easement over the existing drive. See Official Record vol. 41 page 573 for conditions and restrictions. Further described as follows;

Being part of Lot 6, Third Quarter, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as part of the lands conveyed to Ward A. Vaughn and Ann Lower Vaughn in Deed vol. 266 page 296, Deed vol. 275 page 254, and Official Record vol. 164 page 840.

Commencing at a 1/2 inch pipe found marking the southwest corner of Lot 6, thence S 87 degrees 57' 54" E 534.27 feet along the lot line to an iron pin set, thence N 02 degrees 36' 29" E 667.13 feet along Merlin D. Mullet, Trustee's (O.R. 41 page 573, PN 0600567000) west line to a 1/2 inch pipe found, thence N 02 degrees 35' 54" E 594.13 feet along said Mullet's (PN 0600566000) west line to a 5/8 inch rebar found, thence S 84 degrees 28' 11" E 56.67 feet along said Mullet's (PN 0600566000) north line to a point the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES along the centerline of a 16' right of way easement:

- 1) N 11 degrees 40' 18" E 131.24 feet through the lands of said Vaughn to a point;
- 2) N 10 degrees 28' 20" W 147.42 feet through the lands of said Vaughn to a point;
- 3) N 01 degrees 14' 19" W 73.81 feet through the lands of said Vaughn to a point;
- 4) N 04 degrees 38' 43" E 318.85 feet through the lands of said Vaughn to a point;

- 5) N 08 degrees 30' 28" W 87.80 feet through the lands of said Vaughn to a point;
- 6) N 25 degrees 26' 27" W 202.66 feet through the lands of said Vaughn to a point in the center of C.R. 292 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.

See Holmes County Plat Book 19, page 4517 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
August 24, 2021



Donald C. Baker P.S. 6938



Parcel Number: 0600566001

**FILE DESCRIPTION**  
Holmes County Map Office  
10/14/2021