

Description 0.219 acre parcel

Being part of the southeast quarter of Section 1, T-8 N, R-7 W, Mechanic Township, Holmes County, Ohio, also known as part of the lands conveyed to Timothy G. Mullet, Trustee in Official Record vol. 271 page 6316, PN 1300009001.

Described as follows:

Commencing at a point marking the southeast corner of the southeast quarter of Section 1, thence N 89 degrees 19' 33" W 533.67 feet along the section line to a 5/8 inch rebar found, thence N 01 degree 24' 28" E 678.96 feet along Kristy Marie Woodruff's (O.R. 282 page 1488) west line to a 5/8 inch rebar found, thence N 79 degrees 49' 40" W 79.14 feet along Benjamin A. Crabb and Michele N. Crabb's (O.R. 274 page 2489) south line to an iron pin set, thence N 02 degrees 30' 22" E 242.90 feet along said Crabb's west line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 17 degrees 29' 26" E 224.08 feet through the lands of said Mullet to a point in the center of C.R. 58, witnessed by an iron pin set S 17 degrees 29' 26" W 33.27 feet;
- 2) S 60 degrees 26' 32" E 13.03 feet along the centerline of C.R. 58 to a point, witnessed by a 5/8 inch rebar found S 01 degree 24' 28" W 29.91 feet;
- 3) S 01 degree 24' 28" W 220.08 feet along said Mullet's (PN 1300132000) west line to a 5/8 inch rebar found;
- 4) N 80 degrees 08' 59" W 74.37 feet along said Crabb's north line to the TRUE POINT OF BEGINNING.

This parcel contains 0.219 acres, but subject to all highways and easements of record. To go to adjoiner.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D.83, 2011 adjustment.

See Holmes County Plat Book 19, page 5464 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
August 5, 2024



Aaron L. Gerber

P.S. 8379



PPN: 1300009004

FILE DESCRIPTION

Holmes County Map Office

12/27/2024