

Description 4.547 acre parcel

Being part of the northeast and southeast quarter of Section 10, T-8 N, R-6 W, Mechanic Township, Holmes County, Ohio, also known as part of the lands conveyed to MJM Properties, Ltd. in Deed vol. 270 page 633, PN 1300306000 and PN 1300305000.

Described as follows:

Commencing at a stone found on the Clark Township line marking the northeast corner of the southeast quarter of Section 10, thence N 89 degrees 02' 34" W 493.25 feet along the quarter section line to a point the TRUE POINT OF BEGINNING.

thence with the following FIFTEEN (15) COURSES:

- 1) S 01 degrees 13' 16" W 176.25 feet through the lands of said MJM Properties, Ltd. to an iron pin set;
- 2) S 46 degrees 12' 54" W 357.11 feet through the lands of said MJM Properties, Ltd. to an iron pin set;
- 3) N 42 degrees 06' 16" W 585.30 feet through the lands of said MJM Properties, Ltd. to an iron pin set on the quarter section line;
- 4) N 57 degrees 29' 00" E 330.15 feet (passing into the northeast quarter of Section 10) through the lands of said MJM Properties, Ltd. to an iron pin set;
- 5) S 42 degrees 45' 41" E 164.94 feet through the lands of said MJM Properties, Ltd. to an iron pin set;
- 6) S 89 degrees 02' 34" E 265.00 feet through the lands of said MJM Properties, Ltd. to an iron pin set;
- 7) S 01 degrees 13' 16" W 62.89 feet through the lands of said MJM Properties, Ltd. to a point on the quarter section line;
- 8) N 89 degrees 02' 34" W 247.10 feet along the quarter section line to a point on Tina's House, Inc.'s (D.V. 243 page 661) east line;
- 9) N 07 degrees 13' 58" E 2.25 feet along said Tina's House, Inc.'s east line to a 5/8 inch rebar found;
- 10) N 76 degrees 09' 22" W 130.76 feet along said Tina's House, Inc.'s north line to a 5/8 inch rebar found;
- 11) S 02 degrees 36' 21" W 113.41 feet (passing into the southeast quarter of Section 10) along said Tina's House, Inc.'s west line to a 5/8 inch rebar found;

- 12) S 28 degrees 45' 08" E 88.99 feet along said Tina's House, Inc.'s west line to a 5/8 inch rebar found;
- 13) S 89 degrees 46' 24" E 68.97 feet along said Tina's House, Inc.'s south line to a 5/8 inch rebar found;
- 14) N 07 degrees 13' 58" E 159.33 feet along said Tina's House, Inc.'s east line to a point on the quarter section line;
- 15) S 89 degrees 02' 34" E 247.10 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 4.547 acres, but subject to all highways and easements of record. Containing 1.229 acres in the northeast quarter of Section 10 and 3.318 acres in the southeast quarter of Section 10.

This parcel is subject to an existing 50 foot easement recorded in Deed vol. 243 page 661 and Plat vol. 12 page 230.

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 4352 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
March 12, 2021


Donald C. Baker P.S. 6938



Parcel Number: 1300306003

FILE DESCRIPTION
Holmes County Map Office
4/1/2021

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