

Description 20.400 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 and Deed vol. 271 page 850, PN 1300306000, PN 1300305000, PN 1300304000 and PN 1300423001.

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 66.00 feet along the quarter section line to a 5/8 inch rebar found, thence S 46 degrees 12' 54" W 210.67 feet along Martin E. Kuhns and Susie Kuhns' (O.R. 275 page 169) west line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following EIGHTEEN (18) COURSES:

- 1) S 46 degrees 12' 54" W 685.36 feet along said Kuhns' west line and along Andy E. Kuhns and Anna Kuhns' (O.R. 275 page 171 and O.R. 12 page 95) west line to a point, witnessed by a 5/8 inch rebar found N 46 degrees 12' 54" E 16.30 feet;
- 2) S 53 degrees 18' 20" W 344.73 feet along said Andy E. Kuhns and Anna Kuhns' (O.R. 12 page 95) west line to a 5/8 inch rebar found;
- 3) S 50 degrees 11' 46" E 569.85 feet along said Andy E. Kuhns and Anna Kuhns' (O.R. 12 page 95) south line to a 5/8 inch rebar found in the center of C.R. 19, witnessed by a 5/8 inch rebar found N 50 degrees 11' 46" W 24.69 feet;
- 4) S 28 degrees 46' 17" W 246.70 feet along the centerline of C.R. 19 to a R.R. spike found, witnessed by a 5/8 inch rebar found N 28 degrees 47' 21" W 28.02 feet;
- 5) N 28 degrees 47' 21" W 430.68 feet along Ernest J. Hershberger and Janice K. Hershberger's (O.R. 108 page 66) east line to a 5/8 inch rebar found;
- 6) N 41 degrees 49' 36" W 372.01 feet along said Hershberger's east line to a 5/8 inch rebar found;
- 7) S 63 degrees 19' 00" W 676.85 feet along said Hershberger's north line to a 5/8 inch rebar found;
- 8) N 26 degrees 41' 00" W 243.23 feet through the lands of said MJM Properties, Ltd. to an iron pin set;
- 9) N 60 degrees 31' 49" E 1115.48 feet through the lands of said MJM Properties, Ltd. to an iron pin set;
- 10) S 42 degrees 06' 16" E 169.76 feet through the lands of said MJM Properties, Ltd. to an iron pin set;
- 11) N 46 degrees 12' 54" E 357.11 feet through the lands of said MJM Properties, Ltd. to an iron pin set;
- 12) N 01 degrees 13' 16" E 239.14 feet (passing into the northeast quarter of Section 10) through the lands of said MJM Properties, Ltd. to an iron pin set;
- 13) N 89 degrees 02' 34" W 265.00 feet through the lands of said MJM Properties, Ltd. to an iron pin set;
- 14) N 42 degrees 45' 41" W 164.94 feet through the lands of said MJM Properties, Ltd. to an iron pin set;
- 15) N 01 degrees 57' 58" W 411.50 feet through the lands of said MJM Properties, Ltd. to an iron pin set;
- 16) N 64 degrees 59' 08" E 643.67 feet through the lands of said MJM Properties, Ltd. to a 5/8 inch rebar found;

17) S 08 degrees 43' 10" W 819.52 feet along K & B Lumber, Ltd.'s (O.R. 222 page 254) west line to a 5/8 inch rebar found;

18) S 43 degrees 47' 03" E 297.37 feet (passing into the southeast quarter of Section 10) along said K & B Lumber, Ltd.'s south line to the TRUE POINT OF BEGINNING.

This parcel contains 20.400 acres, but subject to all highways and easements of record. Containing 7.715 acres in the northeast quarter of Section 10 and 12.685 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: 1300306005

FILE DESCRIPTION
Holmes County Map Office
4/1/2021

2 of 2