

Description 17.856 acre parcel

Being part of Lot 10, Third Quarter, T-8 N, R-6 W, Mechanic Township, Holmes County, Ohio, also known as part of the lands conveyed to Jerry M. Mast and Betty J. Mast in Deed vol. 246 page 287, PN 1302278000.

Described as follows:

Commencing at a point marking the southwest corner of Lot 10, thence S 88 degrees 07' 55" E 1336.52 feet along the lot line to a point, thence N 08 degrees 17' 26" E 200.20 feet along Ervin A.N. Yoder and Orpha A. Yoder's (O.R. 150 page 144) west line to a point, thence N 16 degrees 45' 10" E 46.00 feet along said Yoder's west line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following ELEVEN (11) COURSES:

- 1) N 36 degrees 46' 18" W 299.53 feet through the lands of said Mast to an iron pin set;
- 2) N 49 degrees 53' 54" W 166.56 feet through the lands of said Mast to an iron pin set;
- 3) N 07 degrees 58' 37" E 159.97 feet through the lands of said Mast to an iron pin set;
- 4) N 89 degrees 04' 27" W 624.86 feet partly through the lands of said Mast and partly along Wayne A. Mast and Marnita Joy Mast's (O.R. 260 page 249) north line to a 5/8 inch rebar found;
- 5) N 03 degrees 28' 30" E 576.86 feet along said Wayne A. Mast and Marnita Joy Mast's east line to a point on the lot line and in C.R. 58, witnessed by a 5/8 inch rebar found S 03 degrees 28' 30" W 23.00 feet;
- 6) S 88 degrees 38' 49" E 1092.75 feet along the lot line and along C.R. 58 to a point, witnessed by a 1/2 inch pipe found S 00 degrees 19' 37" W 29.82 feet;
- 7) S 00 degrees 19' 37" W 647.97 feet along said Yoder's west line to an iron pin set;
- 8) N 89 degrees 36' 54" W 13.30 feet along said Yoder's north line to an iron pin set;
- 9) S 42 degrees 12' 30" W 125.51 feet along said Yoder's west line to an iron pin set;
- 10) S 22 degrees 39' 20" W 176.85 feet along said Yoder's west line to an iron pin set;
- 11) S 16 degrees 45' 10" W 168.86 feet along said Yoder's west line to the TRUE POINT OF BEGINNING.

This parcel contains 17.856 acres, but subject to all highways and easements of record.

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, 2011 adjustment.

See Holmes County Plat Book 19, page 5211 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
December 15, 2023  
Revised January 22, 2024

  
Donald C. Baker P.S. 6938



Parcel Number: 1302278003

**FILE DESCRIPTION**

Holmes County Map Office  
1/30/2024