

Description 10.742 acre parcel

Being a part of Lots 6 and 7, Third Quarter, Mechanic Township, T-8 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Raye A. Pringle, Trustee in Official Record vol. 218 page 960, PN 1302301000.

Described as follows:

Commencing at a stone found marking the northwest corner of said Lot 7, thence S 02 degrees 37' 56" W 442.14 feet along the lot line to a point, thence S 23 degrees 21' 30" E 176.03 feet along Atlee J.J. Yoder, Anna Yoder, John A. Yoder and Miriam A. Yoder's (Deed vol. 277 page 908 and O.R. vol. 274 page 5924) north line to a 5/8 inch rebar found, thence S 27 degrees 09' 09" E 134.80 feet along said Yoder's north line to a 5/8 inch rebar found, thence S 17 degrees 28' 31" E 255.08 feet along said Yoder's north line to a 5/8 inch rebar found, thence S 65 degrees 50' 11" E 293.13 feet along said Yoder's north line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following THIRTEEN (13) COURSES:

- 1) N 00 degrees 55' 11" E 129.36 feet through the lands of said Pringle to an iron pin set;
- 2) S 83 degrees 40' 15" E 149.65 feet through the lands of said Pringle to an iron pin set;
- 3) N 60 degrees 32' 09" E 102.65 feet through the lands of said Pringle to an iron pin set;
- 4) N 41 degrees 06' 30" E 294.48 feet through the lands of said Pringle to an iron pin set;
- 5) N 00 degrees 16' 55" W 142.79 feet through the lands of said Pringle to an iron pin set;
- 6) N 75 degrees 58' 53" E 122.94 feet through the lands of said Pringle to an iron pin set;
- 7) S 83 degrees 50' 41" E 317.82 feet through the lands of said Pringle to an iron pin set;
- 8) S 38 degrees 07' 05" E 102.05 feet through the lands of said Pringle to an iron pin set;
- 9) S 15 degrees 33' 05" E 260.00 feet through the lands of said Pringle to an iron pin set on said Yoder's north line, witnessed by an iron pin set N 15 degrees 33' 05" W 103.02 feet;
- 10) S 49 degrees 32' 44" W 453.24 feet along said Yoder's north line to a P.K. nail found in C.R. 19;
- 11) S 40 degrees 59' 48" W 288.89 feet (passing into Lot 6) along said Yoder's north line and along C.R. 19 to a P.K. nail found, witnessed by a 5/8 inch rebar found N 51 degrees 41' 51" W 18.77 feet;
- 12) N 51 degrees 41' 51" W 108.15 feet (passing into Lot 7) along said Yoder's north line to a 5/8 inch rebar found;
- 13) N 56 degrees 33' 30" W 457.54 feet along said Yoder's north line to the TRUE POINT OF BEGINNING.

This parcel contains 10.742 acres, but subject to all highways and easements of record. Containing 0.072 acres in Lot 6 and 10.670 acres in Lot 7.

The Grantors grant unto the Grantees, their heirs and assigns, a secondary 40 foot easement for the purpose of ingress, egress and general utilities, and further described as follows:

Being a part of Lot 7, Third Quarter, Mechanic Township, T-8 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Raye A. Pringle, Trustee in Official Record vol. 218 page 960, PN 1302301000.

Commencing at a stone found marking the northwest corner of said Lot 7, thence S 02 degrees 37' 56" W 442.14 feet along the lot line to a point, thence S 23 degrees 21' 30" E 176.03 feet along Atlee J.J. Yoder, Anna Yoder, John A. Yoder and Miriam A. Yoder's (Deed vol. 277 page 908 and O.R. vol. 274 page 5924) north line to a 5/8 inch rebar found, thence S 27 degrees 09' 09" E 134.80 feet along said Yoder's north line to a 5/8 inch rebar found, thence S 17 degrees 28' 31" E 255.08 feet along said Yoder's north line to a 5/8 inch rebar found, thence S 65 degrees 50' 11" E 293.13 feet along said Yoder's north line to a 5/8 inch rebar found, thence N 00 degrees 55' 11" E 129.36 feet through the lands of said Pringle to an iron pin set, thence S 83 degrees 40' 15" E 149.65 feet through the lands of said Pringle to an iron pin set, thence N 60 degrees 32' 09" E 102.65 feet through the lands of said Pringle to an iron pin set, thence N 41 degrees 06' 30" E 294.48 feet through the lands of said Pringle to an iron pin set, thence N 00 degrees 16' 55" W 142.79 feet through the lands of said Pringle to an iron pin set, thence N 14 degrees 01' 07" W 20.00 feet through the lands of said Pringle to a point in the center of said 40 foot secondary easement the TRUE POINT OF BEGINNING.


thence with the following FOUR (4) COURSES along the centerline of said 40 foot secondary easement:

- 1) N 75 degrees 58' 53" E 126.50 feet to a point;
- 2) S 83 degrees 50' 41" E 329.81 feet to a point;
- 3) S 38 degrees 07' 05" E 114.47 feet to a point;
- 4) S 15 degrees 33' 05" E 170.95 feet to a point in the center of C.R. 19 and THERE ENDS.

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.

See Holmes County Plat Book 2, page 612 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 9, 2020


Donald C. Baker P.S. 6938



Parcel Number: 1302301002

FILE DESCRIPTION
Holmes County Map Office
2/11/2021

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