

Description 0.148 acre parcel

Being part of Lot 111 in the Village of Holmesville, and in the southeast quarter of Section 3, T-13 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to Joshua Pyers in Official Record vol. 274 page 3644, PN 1900364004, PN 1900364002, and PN 1900118000.

Described as follows:

Commencing at a 1/2 inch pipe found in Fredericksburg Avenue aka C.R. 193 marking the northeast corner of the southeast quarter of Section 3, thence S 89 degrees 39' 52" W 736.74 feet along the quarter section line to a point, thence along a curve to the left having a delta angle of 3 degrees 50' 34", R – 3668.30 feet, T – 123.06 feet, Ch. Brg. – S 39 degrees 03' 02" W, Ch. – 245.99 feet along Gayle L. Rowe, Trustee (O.R. 87 page 340) and Gary A. Rowe, Trustee's (O.R. 87 page 345) (PN 19000362001) west line an arc distance of 246.03 feet to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) Along a curve to the left having a delta angle of 1 degree 16' 05", R – 3668.30 feet, T – 40.59 feet, Ch. Brg. – S 36 degrees 29' 34" W, Ch. – 81.18 feet along said Rowe's west line an arc distance of 81.18 feet to an iron pin set;
- 2) N 59 degrees 46' 53" W 138.89 feet through the lands of said Pyers to a mag nail set on the east line of Market Street and on the west line of Lot 111;
- 3) N 32 degrees 01' 38" E 22.31 feet along the east line of Market Street and along the west line of Lot 111 to an iron pin set marking the northwest corner of Lot 111;
- 4) S 57 degrees 58' 22" E 85.00 feet along Arlyn Hershberger and Robert Miller's (O.R. 289 page 2342) south line to a 5/8 inch rebar found;
- 5) N 32 degrees 01' 38" E 63.00 feet along said Hershberger and Miller's east line to a 5/8 inch rebar found;
- 6) S 57 degrees 58' 22" E 60.14 feet along said Rowe's (PN 1900364003) south line to the TRUE POINT OF BEGINNING.

This parcel contains 0.148 acres, but subject to all highways and easements of record. Containing 0.025 acres in Lot 111 and 0.123 acres in the southeast quarter of Section 3.

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 5489 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
November 25, 2024

Donald C. Baker P.S. 6938



Parcel Number: 1900364006

**FILE DESCRIPTION**  
Holmes County Map Office  
2/5/2025