

Description 3.046 acre parcel

Being a part of the northwest quarter of Section 17, Richland Township, T-8 N, R-8 W, Holmes County, Ohio, also known as part of the lands conveyed to Kathleen Patterson and Carl James Patterson in Official Record vol. 264 page 4640, PN 2100103000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of the northwest quarter of Section 17, thence N 02 degrees 20' 10" E 379.83 feet along the section line to a point in the center of U.S. 62, thence N 33 degrees 26' 28" E 79.95 feet along the centerline of U.S. 62 to a point, thence N 41 degrees 24' 08" E 47.57 feet along the centerline of U.S. 62 to a point, thence N 47 degrees 09' 27" E 61.86 feet along the centerline of U.S. 62 to a point, thence N 52 degrees 30' 17" E 55.81 feet along the centerline of U.S. 62 to a point, thence N 57 degrees 46' 05" E 79.21 feet along the centerline of U.S. 62 to a point, thence N 60 degrees 19' 09" E 119.66 feet along the centerline of U.S. 62 to a point, thence N 60 degrees 49' 38" E 283.93 feet along the centerline of U.S. 62 to a point, thence N 61 degrees 26' 47" E 110.53 feet along the centerline of U.S. 62 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 23 degrees 33' 47" W 30.43 feet.

thence with the following TEN (10) COURSES:

- 1) N 23 degrees 33' 47" W 129.58 feet through the lands of said Patterson to an iron pin set;
- 2) N 43 degrees 09' 41" W 206.13 feet through the lands of said Patterson to an iron pin set;
- 3) N 40 degrees 50' 52" W 85.66 feet through the lands of said Patterson to a 5/8 inch rebar found;
- 4) S 86 degrees 59' 52" E 402.16 feet along Chad E. Mencer and Sherie Mencer's (O.R. 263 page 4900) south line to a 5/8 inch rebar found;
- 5) N 12 degrees 06' 39" E 164.53 feet along said Mencer's east line to a 5/8 inch rebar found in the center of T.R. 33, witnessed by a 5/8 inch rebar found S 12 degrees 06' 39" W 22.46 feet;
- 6) S 86 degrees 59' 52" E 144.60 feet along the centerline of T.R. 33 to a point, witnessed by a 5/8 inch rebar found S 02 degrees 38' 15" W 16.58 feet;
- 7) S 02 degrees 38' 15" W 308.00 feet along Stacy Lynn Patterson's (O.R. 174 page 648, O.R. 240 page 3236 and O.R. 176 page 2064) west line to a point in the center of U.S. 62, witnessed by a 5/8 inch rebar found N 02 degrees 38' 15" E 56.12 feet;

- 8) S 70 degrees 48' 12" W 65.18 feet along the centerline of U.S. 62 to a point;
- 9) S 63 degrees 30' 45" W 54.54 feet along the centerline of U.S. 62 to a point;
- 10) S 61 degrees 26' 47" W 235.84 feet along the centerline of U.S. 62 to the TRUE POINT OF BEGINNING.

This parcel contains 3.046 acres, but subject to all highways and easements of record.
To go to adjoiner.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".
Basis of bearings from Plat vol. 2 page 570.

See Holmes County Plat Book 19, page 4242 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
November 16, 2020



Donald C. Baker P.S. 6938



Parcel Number: 2100103007

FILE DESCRIPTION

Holmes County Map Office
12/10/2020