

Description 1.500 acre parcel

Being part of Lots 5 and 6 of Abraham Mast's Subdivision (Deed vol. 12 page 323) in the Village of Benton, situated in Lot 19, Fourth Quarter, T-10 N, R-6 W, Salt Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Lois N. Menez in Official Record vol. 194 page 1058, PN 3400235001.

Described as follows:

Commencing at a stone found marking the northwest corner of Lot 19, thence S 88 degrees 15' 17" E 532.26 feet along the lot line to a 5/8 inch rebar found, thence S 01 degree 33' 53" W 854.47 feet along JoMar Group, Ltd.'s (O.R. 252 page 5758, O.R. 255 page 2106 and O.R. 277 page 6162) west line to a 5/8 inch rebar found on the north line of said Lot 5, thence N 76 degrees 51' 23" W 205.81 feet along the south line of Lot 3 of Abraham Mast's Subdivision and along the north line of said Lot 5 and along Marvin E. Raber and Viola D. Raber's (O.R. 274 page 4388) south line to a 5/8 inch rebar found, thence S 01 degree 13' 30" W 519.79 feet along the east line of Lot 4 of Abraham Mast's Subdivision and along the west line of said Lot 5 and along David E. Hershberger and Cindy M. Mast's (O.R. 267 page 2890) east line and along Marilyn A. Yoder's (O.R. 253 page 2452) east line to a 5/8 inch rebar found on the north line of C.R. 189, thence S 77 degrees 34' 20" E 120.46 feet along the south line of said Lot 5 and along the north line of C.R. 189 to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 05 degrees 38' 21" E 175.00 feet through the lands of said Menez to an iron pin set;
- 2) S 82 degrees 36' 22" E 355.89 feet (passing into said Lot 6) through the lands of said Menez to an iron pin set;
- 3) S 12 degrees 25' 40" W 205.00 feet partly through the lands of said Menez and partly along John D. Kandel, II and Elizabeth Kandel's (O.R. 195 page 635) west line to a R.R. spike found on the south line of said Lot 6 and on the north line of C.R. 189, witnessed by a 5/8 inch rebar found N 12 degrees 25' 40" E 6.67 feet;
- 4) N 77 degrees 34' 20" W 333.83 feet along the south line of said Lots 5 and 6 and along the north line of C.R. 189 to the TRUE POINT OF BEGINNING.

This parcel contains 1.500 acres, but subject to all highways and easements of record. Containing 0.879 acres in Lot 5 and 0.621 acres in Lot 6.

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 4938 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
November 10, 2022


Donald C. Baker P.S. 6938



Parcel Number: 3400235002

FILE DESCRIPTION
Holmes County Map Office
2/16/2023