

Description 5.830 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 the TRUE POINT OF BEGINNING.

thence with the following TWELVE (12) COURSES:

- 1) S 78 degrees 06' 17" E 464.65 feet along the north line of said Lots 5 and 6 to a 5/8 inch rebar found;
- 2) S 01 degree 38' 43" W 390.83 feet along the east line of said Lot 6 and the west line of Lot 7 of Abraham Mast's Subdivision and along JoMar Group, Ltd.'s (O.R. 277 page 6162) west line to a 5/8 inch rebar found;
- 3) S 27 degrees 37' 14" W 132.33 feet along Jennifer Troyer's (O.R. 157 page 682 and O.R. 225 page 2386) west line to a point on the south line of said Lot 6 and the north line of C.R. 189;
- 4) N 77 degrees 34' 20" W 53.57 feet along the south line of said Lot 6 and along the north line of C.R. 189 to a R.R. spike found, witnessed by a 5/8 inch rebar found N 12 degrees 25' 40" E 13.70 feet;
- 5) N 12 degrees 25' 40" E 175.00 feet along John D. Kandel, II and Elizabeth Kandel's (O.R. 195 page 635) east line to a 5/8 inch rebar found;
- 6) N 77 degrees 34' 20" W 100.00 feet along said Kandel's north line to a 5/8 inch rebar found;
- 7) N 12 degrees 25' 40" E 30.00 feet through the lands of said Menez to an iron pin set;
- 8) N 82 degrees 36' 22" W 355.89 feet (passing into said Lot 5) through the lands of said Menez to an iron pin set;
- 9) S 05 degrees 38' 21" W 175.00 feet through the lands of said Menez to an iron pin set on the south line of said Lot 5 and on the north line of C.R. 189;
- 10) N 77 degrees 34' 20" W 120.46 feet along the south line of said Lot 5 and along the north line of C.R. 189 to a 5/8 inch rebar found;

- 11) N 01 degree 13' 30" E 519.79 feet along the west line of said Lot 5 and along the east line of Lot 4 of Abraham Mast's Subdivision and along Marilyn A. Yoder's (O.R. 253 page 2452) east line and along David E. Hershberger and Cindy M. Mast's (O.R. 267 page 2890) east line to a 5/8 inch rebar found on the south line of Lot 3 of Abraham Mast's Subdivision and on Marvin E. Raber and Viola D. Raber's (O.R. 274 page 4388) south line;
- 12) S 76 degrees 51' 23" E 205.81 feet along the south line of said Lot 3 and along the north line of said Lot 5 and along said Raber's south line to the TRUE POINT OF BEGINNING.

This parcel contains 5.830 acres, but subject to all highways and easements of record. Containing 3.071 acres in Lot 5 and 2.759 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: 3400235003

FILE DESCRIPTION
Holmes County Map Office
2/16/2023

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