

Description 0.330 acre parcel

Being part of Lots 14 and 15 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 Lonnie Mast in Official Record vol. 99 page 200 and Official Record vol. 209 page 3011, PN 3400449000, PN 3400616000, PN 3400617000 and PN 3400447000.

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, thence S 78 degrees 06' 17" E 464.65 feet along JoMar Group, Ltd.'s (O.R. 277 page 6162) south line to a 5/8 inch rebar found, thence S 01 degrees 38' 43" W 395.99 feet along said JoMar Group, LLC's west line and along the west line of Lot 7 of said Abraham Mast's Subdivision to a 5/8 inch rebar found, thence S 48 degrees 21' 09" E 118.26 feet along said JoMar Group, Ltd.'s south line to a 5/8 inch rebar found, thence S 42 degrees 05' 18" W 94.82 feet along the west line of a 16.50 foot alley to an iron pin set on the north line of C.R. 189, thence S 48 degrees 48' 10" E 16.50 feet along the north line of C.R. 189 to an iron pin set, thence S 42 degrees 05' 18" W 33.00 feet along the north line of a 16.5 foot alley to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 48 degrees 48' 10" E 115.87 feet (passing into said Lot 15) to a point, witnessed by a 3/4 inch pipe found S 41 degrees 25' 33" W 1.33 feet;
- 2) S 41 degrees 25' 33" W 124.11 feet (passing into said Lot 14) along Rosanna Mullet's (O.R. 140 page 511) west line to an iron pin set on the north line of a 16.5 foot alley (non-maintained);
- 3) N 47 degrees 54' 42" W 117.29 feet along the north line of a 16.5 foot alley (non-maintained) to a 5/8 inch rebar found marking the southwest corner of said Lot 14;
- 4) N 42 degrees 05' 18" E 122.30 feet along the east line of a 16.5 foot alley (non-maintained) and along the west line of said Lots 14 and 15 to the TRUE POINT OF BEGINNING.

This parcel contains 0.330 acres, but subject to all highways and easements of record. Containing 0.177 acres in Lot 14 and 0.153 acres in Lot 15.

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 5058 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
January 25, 2023



Donald C. Baker P.S. 6938



Parcel Number: 3400447001

FILE DESCRIPTION

Holmes County Map Office
9/21/2023