

Description 0.200 acre parcel

Being part of Lots 15 and 16 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 C.R. 189, a 33 foot street, to be dedicated.

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 the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 48 degrees 48' 10" E 264.03 feet along Jennifer Troyer's (O.R. 157 page 682 and O.R. 225 page 2386) south line to a point in S.R. 241 and on James C. Mast and Wanda K. Mast's (D.V. 244 page 523 and O.R. 185 page 1164) west line, witnessed by a mag nail set N 48 degrees 48' 10" W 23.17 feet;
- 2) S 42 degrees 05' 18" W 33.00 feet along S.R. 241 and along said Mast's west line to a point, witnessed by an iron pin set N 48 degrees 48' 10" W 48.17 feet;
- 3) N 48 degrees 48' 10" W 264.03 feet along Rosanna Mullet's (O.R. 140 page 511) north line and along Lonnie Mast's (O.R. 99 page 200) north line to an iron pin set on the east line of a 16.5 foot alley;
- 4) N 42 degrees 05' 18" E 33.00 feet along the east line of a 16.5 foot alley to the TRUE POINT OF BEGINNING.

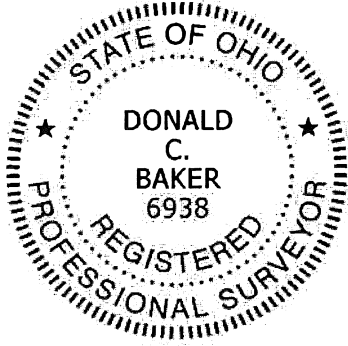
This parcel contains 0.200 acres, but subject to all highways and easements of record. Containing 0.046 acres in Lot 15 and 0.154 acres in Lot 16.

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: 3400618002

FILE DESCRIPTION
Holmes County Map Office
9/21/2023

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