

Description 0.068 acre parcel

Being part 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 a 16.50 foot alley, to be vacated.

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 Jennifer Troyer's (O.R. 157 page 682 and O.R. 225 page 2386) north line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 42 degrees 05' 18" E 179.14 feet along said JoMar Group, Ltd.'s east line and along the east line of said Lot 7 to an iron pin set;
- 2) S 47 degrees 54' 42" E 16.50 feet along said JoMar Group, Ltd.'s south line and along the south line of Outlot 19 to an iron pin set;
- 3) S 42 degrees 05' 18" W 179.01 feet along said JoMar Group, Ltd.'s west line and along the west line of Lots 18 and 17 of said Abraham Mast's Subdivision to a 5/8 inch rebar found;
- 4) N 48 degrees 21' 09" W 16.50 feet to the TRUE POINT OF BEGINNING.

This parcel contains 0.068 acres, but subject to all highways and easements of record.

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: 3400815000

FILE DESCRIPTION
Holmes County Map Office
8/7/2023