

Description 1.125 acre parcel

Being part of Lot 6, Third Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Kati Vaughn and Christopher Tuitama in Official Record vol. 250 page 3031, PN 0600239000.

Described as follows:

Commencing at a stone found marking the northwest corner of Lot 6, thence S 02 degrees 01' 22" W 1100.69 feet along the lot line to a point, thence S 88 degrees 19' 14" E 362.82 feet along Ward A. Vaughn and Ann Lower Vaughn's (O.R. 164 page 840) north line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) N 74 degrees 09' 10" E 147.93 feet along Caleb M. Taylor and Stacy M. Beechy's (O.R. 269 page 1146) south line to an iron pin set;
- 2) N 85 degrees 15' 27" E 78.28 feet through the lands of said Vaughn and Tuitama to a point on said Vaughn's west line, witnessed by an iron pin set S 85 degrees 15' 27" W 6.16 feet;
- 3) S 01 degrees 13' 04" E 248.23 feet along said Vaughn's west line to a 5/8 inch rebar found;
- 4) S 88 degrees 46' 14" W 198.30 feet along said Vaughn's north line to a 5/8 inch rebar found;
- 5) N 07 degrees 34' 30" W 207.37 feet along said Vaughn's east line to the TRUE POINT OF BEGINNING.

This parcel contains 1.125 acres, but subject to all highways and easements of record.

This parcel has access by an existing 25 foot easement recorded in Official Record vol. 250 page 3031 and Official Record vol. 269 page 1146, further described as follows:

Being part of Lot 6, Third Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Ward A. Vaughn and Ann Lower Vaughn in Official Record vol. 164 page 840.

Commencing at a stone found marking the northwest corner of Lot 6, thence S 02 degrees 01' 22" W 1100.69 feet along the lot line to a point, thence S 88 degrees 19' 14" E 362.82 feet along said Vaughn's north line to a 5/8 inch rebar found, thence S 07 degrees 34' 30" E 207.37 feet along Kati Vaughn and Christopher Tuitama's (O.R. 250 page 3031) west line to a 5/8 inch rebar found, thence N 88 degrees 46' 14" E 210.80 feet partly along said Vaughn and Tuitama's south line and partly through the lands of said Vaughn to a point the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES along the centerline of a 25 foot easement:

- 1) N 01 degrees 13' 04" W 263.30 feet through the lands of said Vaughn to a point;
- 2) N 03 degrees 28' 21" E 69.51 feet through the lands of said Vaughn to a point;
- 3) N 02 degrees 35' 25" E 263.49 feet through the lands of said Vaughn to a point;
- 4) N 21 degrees 30' 10" W 252.61 feet through the lands of said Vaughn to a point in the center of C.R. 292 and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83 (2011 Adjustment).

See Holmes County Plat Book 19, page 4731 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
May 4, 2022



Donald C. Baker P.S. 6938



Parcel Number: 0600239002

FILE DESCRIPTION
Holmes County Map Office
7/1/2022

2 of 2