

Description 0.754 acre parcel

Being a part of the southeast quarter of Section 1, Mechanic Township, T-8 N, R-7 W, Holmes County, Ohio, also known as part of the lands conveyed to Teddy Gene Morris and Rhonda Diane Morris in Deed vol. 276 page 471, PN 1300010004.

Described as follows:

Commencing at a point marking the northwest corner of the southeast quarter of Section 1, thence S 87 degrees 00' 00" E 1203.07 feet along the quarter section line to a point in the center of C.R. 58, thence S 05 degrees 01' 23" E 50.49 feet along the centerline of C.R. 58 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 87 degrees 00' 00" W 30.00 feet.

thence with the following FOUR (4) COURSES:

- 1) S 05 degrees 01' 23" E 147.56 feet along the centerline of C.R. 58 to a point, witnessed by an iron pin set S 84 degrees 35' 31" W 23.15 feet;
- 2) S 84 degrees 35' 31" W 184.92 feet through the lands of said Morris to an iron pin set;
- 3) N 15 degrees 53' 58" W 183.02 feet through the lands of said Morris to an iron pin set on Emanuel H. Beachy and Anna Mae Beachy's (O.R. 254 page 5923) south line;
- 4) S 87 degrees 00' 00" E 221.62 feet along said Beachy's south line to the TRUE POINT OF BEGINNING.

This parcel contains 0.754 acres, but subject to all highways and easements of record.

The grantors reserve unto themselves, their heirs and assigns a 20 foot secondary easement for the purpose of ingress and egress, further described as follows:

Being a part of the southeast quarter of Section 1, Mechanic Township, T-8 N, R-7 W, Holmes County, Ohio, also known as part of the lands conveyed to Teddy Gene Morris and Rhonda Diane Morris in Deed vol. 276 page 471, PN 1300010004.

Commencing at a point marking the northwest corner of the southeast quarter of Section 1, thence S 87 degrees 00' 00" E 1203.07 feet along the quarter section line to a point in the center of C.R. 58, thence S 05 degrees 01' 23" E 67.17 feet along the centerline of C.R. 58 to a point the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES along the centerline of a 20 foot secondary easement:

- 1) S 71 degrees 53' 48" W 57.32 feet through the lands of said Morris to a point;
- 2) S 38 degrees 14' 01" W 34.29 feet through the lands of said Morris to a point;
- 3) S 23 degrees 18' 49" W 40.86 feet through the lands of said Morris to a point;
- 4) S 28 degrees 45' 17" W 69.65 feet through the lands of said Morris to a point on the south line of the above described 0.754 acre parcel 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 Plat vol. 16 page 306.

See Holmes County Plat Book 19, page 4465 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
June 3, 2021

Donald C. Baker

P.S. 6938



Parcel Number: 1300010014

FILE DESCRIPTION

Holmes County Map Office
8/5/2021

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