

Description 2.420 acre parcel

Being part of Lot 37, Third Quarter, T-10 N, R-4 W, Paint Township, Holmes County, Ohio, also known as part of the lands conveyed to Leroy M. Yutzy and Karen H. Yutzy in Official Record vol. 175 page 2676, PN 1500887000, PN 1500887001 and PN 1500807002.

Described as follows:

Commencing at a stone found marking the southwest corner of Lot 37, thence N 01 degrees 34' 25" E 266.97 feet along the lot line to a point in the center of U.S. 62, thence N 47 degrees 59' 40" E 750.82 feet along the centerline of U.S. 62 to a point, thence S 27 degrees 07' 42" E 180.00 feet along Winesburg Cemetery Association's (D.V. 61 page 274) east line and along T.R. 664 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 54 degrees 36' 24" E 26.33 feet.

thence with the following SIX (6) COURSES:

- 1) N 54 degrees 36' 24" E 239.16 feet through the lands of said Yutzy to an iron pin set on JEM Enterprise Holding LLC's (O.R. 271 page 3786) west line;
- 2) S 27 degrees 12' 35" E 142.27 feet along said JEM Enterprise Holding LLC's west line to a 5/8 inch rebar found;
- 3) N 47 degrees 57' 43" E 285.91 feet along said JEM Enterprise Holding LLC's south line to a 5/8 inch rebar found;
- 4) S 13 degrees 30' 30" E 223.46 feet along David R. Miller and Susie J. Miller's (O.R. 252 page 1777) west line to a 5/8 inch rebar found on Firman M. Miller, Trustee and Ruth Ann Miller, Trustee's (O.R. 238 page 901) north line;
- 5) S 64 degrees 08' 48" W 460.66 feet along said Miller's north line to a 5/8 inch rebar found in T.R. 664, witnessed by a 5/8 inch rod found N 64 degrees 08' 48" E 17.89 feet;
- 6) N 27 degrees 07' 42" W 241.25 feet along said Winesburg Cemetery Association's east line and along T.R. 664 to the TRUE POINT OF BEGINNING.

This parcel contains 2.420 acres, but subject to all highways and easements of record.

Also granting a 15 foot utility easement, further described as follows:

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Commencing at a stone found marking the southwest corner of Lot 37, thence N 01 degrees 34' 25" E 266.97 feet along the lot line to a point in the center of U.S. 62, thence N 47 degrees 59' 40" E 750.82 feet along the centerline of U.S. 62 to a point, thence N 48 degrees 03' 10" E 182.21 feet along the centerline of U.S. 62 to a point the TRUE POINT OF BEGINNING.

thence S 40 degrees 31' 17" E 199.73 feet along the centerline of a 15 foot utility easement and through the lands of said Yutzky to a point and THERE ENDS.

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 4887 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
November 1, 2022



Donald C. Baker P.S. 6938



Parcel Number: 1500887003

FILE DESCRIPTION
Holmes County Map Office
12/20/2022