

Description 6.865 acre parcel

Being part of the northeast quarter of Section 26, T-14 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to Miriam D. Beam in Official Record vol. 189 page 2447 and Official Record vol. 246 page 1598, PN 1700023003.

Described as follows:

Commencing at a stone found marking the southeast corner of the northeast quarter of Section 26, thence S 89 degrees 21' 09" W 548.81 feet along the quarter section line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 89 degrees 21' 09" W 436.09 feet along the quarter section line and partly along T.R. 562 to a point, witnessed by an iron pin set N 00 degrees 23' 13" W 36.91 feet;
- 2) N 00 degrees 23' 13" W 688.17 feet through the lands of said Beam to an iron pin set;
- 3) N 89 degrees 21' 09" E 432.96 feet through the lands of said Beam to an iron pin set on Berlin Mineral Company's (D.V. 204 page 192, D.V. 204 page 194, and D.V. 204 page 198) west line;
- 4) S 00 degrees 38' 15" E 688.17 feet along said Berlin Mineral Company's west line to the TRUE POINT OF BEGINNING.

This parcel contains 6.865 acres, but subject to all highways and easements of record.

This parcel is subject to a 50 foot easement for the purpose of ingress, egress, and general utilities, further described as follows:

Being part of the northeast quarter of Section 26, T-14 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to Miriam D. Beam in Official Record vol. 189 page 2447 and Official Record vol. 246 page 1598, PN 1700023003.

Commencing at a stone found marking the southeast corner of the northeast quarter of Section 26, thence S 89 degrees 21' 09" W 959.90 feet along the quarter section line to a point in T.R. 562 the TRUE POINT OF BEGINNING.

thence N 00 degrees 23' 13" W 688.17 feet along the centerline of a 50 foot easement and through the lands of said Beam to a point on the south line of Lot 1 of Prairie Township Subdivision No. 3 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 4961 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
January 20, 2023



Donald C. Baker P.S. 6938



Parcel Number: 1700023007

FILE DESCRIPTION

Holmes County Map Office
3/27/2023