

Description 2.650 acre parcel

Being part of the Village of Holmesville, situated in the southeast quarter of Section 3, T-13 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as all of the lands conveyed to M. Maxine Miller, Trustee in Official Record vol. 31 page 47, PN 1900267000.

Described as follows:

Commencing at a 1 inch pipe found in Fredericksburg Avenue aka C.R. 192 marking the northeast corner of the southeast quarter of Section 3, thence S 00 degrees 08' 31" E 30.00 feet along the section line and along the corporation line to a 1/2 inch pinchtop found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 00 degrees 08' 31" E 443.00 feet along the section line and along the corporation line to an iron pin set;
- 2) N 89 degrees 58' 31" W 261.44 feet along the north line of a 12 foot alley aka Mel Drive to an iron pin set on the east line of Third Street aka C.R. 192;
- 3) N 00 degrees 02' 24" W 441.31 feet along the east line of Third Street aka C.R. 192 to an iron pin set;
- 4) N 89 degrees 39' 15" E 260.65 feet along the south line of Fredericksburg Avenue aka C.R. 192 to the TRUE POINT OF BEGINNING.

This parcel contains 2.650 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 5286 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
February 19, 2024

Donald C. Baker

P.S. 6938



Parcel Number: 1900267001

FILE DESCRIPTION

Holmes County Map Office

5/28/2024