

Description 2.157 acre parcel

Being a part of the Village of Holmesville, situated in the southeast quarter of Section 3, Prairie Township, T-13 N, R-13 W, Holmes County, Ohio, also known as part of the lands conveyed to Nussbaum Enterprises in Official Record vol. 226 page 496, PN 1900355000.

Described as follows:

Commencing at a point found in C.R. 192 marking the northeast corner of the southeast quarter of Section 3, thence S 00 degrees 09' 12" E 1295.34 feet along the section line to a 5/8 inch rebar found in the center of Benton Avenue aka C.R. 189, thence N 89 degrees 59' 14" W 1434.24 feet along the center of Benton Avenue aka C.R. 189 to a point, thence along a curve to the right having a delta angle of 00 degrees 04' 26", R-3638.80 feet, T-2.34 feet, Ch. Brg.-N 17 degrees 52' 22" E, Ch.-4.69 feet an arc distance of 4.69 feet to a point on the Village of Holmesville corporation line, the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 18 degrees 07' 19" E 29.98 feet.

thence with the following TEN (10) COURSES:

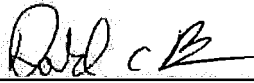
- 1) N 89 degrees 59' 25" W 22.94 feet along the corporation line and along Benton Avenue aka C.R. 189 to a point, witnessed by a 5/8 inch rebar found N 07 degrees 38' 05" E 11.68 feet;
- 2) N 07 degrees 38' 05" E 470.43 feet along lots 71, 72, 73, 74, 75, 76, 77 and 78 and partly along David A. Baird and Lois R. Baird (O.R. 96 page 646) and Lois I. Nussbaum's (O.R. 33 page 223 and O.R. 263 page 5702) east line and partly through the lands of said Nussbaum Enterprises to a drill hole set in concrete pad;
- 3) N 31 degrees 35' 17" E 202.20 feet partly through the lands of said Nussbaum Enterprises and partly along lots 79 and 80 and partly along the east line of Market Street to a point, witnessed by an 8 inch concrete monument found N 58 degrees 24' 43" W 50.00 feet;
- 4) S 58 degrees 24' 43" E 32.57 feet along First Knox National Bank (D.V. 260 page 132) and Steven A. Feikert's (D.V. 263 page 497) south line to a point;
- 5) N 27 degrees 51' 48" E 300.64 feet along said First Knox National Bank and Feikert, Terry L. Smith and Brenda S. Smith (O.R. 5 page 359) and Alfred D. Johnson's (D.V. 263 page 460 and O.R. 256 page 2909) east line to a 1/2 inch pipe found;
- 6) N 58 degrees 24' 43" W 13.04 feet along said Johnson's north line to a point;
- 7) N 31 degrees 35' 17" E 66.38 feet along the east line of Market Street to a mag nail set;
- 8) N 88 degrees 16' 12" E 98.49 feet along Lawrence T. Pyers and Betty A. Pyers, trustees' (O.R. 206 page 1757) south line to a 5/8 inch rebar found;
- 9) N 89 degrees 41' 48" E 35.89 feet along Gayle L. Rowe, trustee (O.R. 87 page 340) and Gary A. Rowe, trustee's (O.R. 87 page 345) south line to an iron pin set;

10) Along a curve to the left having a delta angle of 16 degrees 48' 52", R-3638.80 feet, T-537.80 feet, Ch. Brg.-S 26 degrees 19' 01" W, Ch.-1064.05 feet along The Board of Commissioners of the Holmes County Park District's (O.R. 191 page 1407) west line and arc distance of 1067.88 feet to the TRUE POINT OF BEGINNING.

This parcel contains 2.157 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 Plat vol. 19 page 3356

See Holmes County Plat Book 19, page 4020 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
February 10, 2020



Donald C. Baker P.S. 6938



Parcel Number: 1900355001

FILE DESCRIPTION
Holmes County Map Office
3/5/2020

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