

Description 0.270 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 Lawrence T. Pyers and Betty J. Pyers, Trustees in Official Record vol. 206 page 1757, PN 1900364000.

Described as follows:

Commencing at a 5/8 inch rebar found in C.R. 193 marking the northeast corner of the southeast quarter of Section 3, thence S 89 degrees 39' 52" W 736.74 feet along the quarter section line and along Fredericksburg Avenue aka C.R. 193 to a point, thence along a curve to the left having a delta angle of 00 degrees 38' 50", R-3668.30 feet, T-20.72 feet, Ch. Brg-S 40 degrees 38' 52" W, Ch.-41.43 feet along Gayle L. Rowe, Trustee and Gary A. Rowe, Trustee's (O.R. 87 page 370 and O.R. 87 page 345) west line an arc distance of 41.43 feet to a 5/8 inch rebar found, thence along a curve to the left having a delta angle of 03 degrees 11' 45" R-3668.30 feet, T-102.33 feet, Ch. Brg.-S 38 degrees 43' 35" W, Ch.-204.57 feet through the lands of said Rowe an arc distance of 204.60 feet to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) Along a curve to the left having a delta angle of 02 degrees 43' 40", R-3668.30 feet, T-87.33 feet, Ch. Brg.-S 35 degrees 45' 53" W, Ch.-174.62 feet along said Rowe's west line an arc distance of 174.63 feet to a 5/8 inch rebar found on Nussbaum Enterprises, LLC's (O.R. 271 page 1909) north line;
- 2) S 88 degrees 16' 06" W 98.43 feet along said Nussbaum Enterprises, LLC's north line to a mag nail found on the east line of Market Street;
- 3) N 29 degrees 37' 40" E 45.99 feet along the east line of Market Street to a 5/8 inch rebar found;
- 4) N 89 degrees 41' 58" E 41.42 feet along Keith A. Pyers' (O.R. 267 page 4527) south line to a 5/8 inch rebar found;
- 5) N 32 degrees 01' 38" E 160.85 feet along said Pyers' east line to a 5/8 inch rebar found;
- 6) S 57 degrees 58' 22" E 60.14 feet along said Rowe's south line to the TRUE POINT OF BEGINNING.

This parcel contains 0.270 acres, but subject to all highways and easements of record.

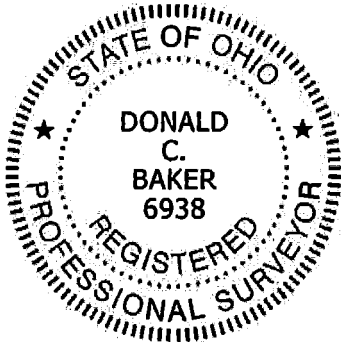
All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

See Holmes County Plat Book 19, page 4212 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
September 15, 2020



Donald C. Baker P.S. 6938



Parcel Number: 1900364004

FILE DESCRIPTION
Holmes County Map Office
11/4/2020

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