

Description 0.843 acre parcel

Being part of Lots 6, 7, 16, and 17 of Abraham Mast's Subdivision (Deed vol. 12 page 323) in the Village of Benton, situated in Lot 19, Fourth Quarter, T-10 N, R-6 W, Salt Creek Township, Holmes County, Ohio, also known as all of the lands conveyed to Jennifer Troyer in Official Record vol. 157 page 682, Official Record vol. 225 page 2386, and Official Record vol. 286 page 2343, PN 3400086000, PN 3400759000, and PN 3400618000.

Described as follows:

Commencing at a stone found marking the northwest corner of Fourth Quarter Lot 19, thence S 88 degrees 15' 17" E 532.26 feet along the lot line to a 5/8 inch rebar found, thence S 01 degree 33' 53" W 854.47 feet along JoMar Group, Ltd.'s (O.R. 252 page 5758, O.R. 255 page 2106 and O.R. 277 page 6162) west line to a 5/8 inch rebar found, thence S 78 degrees 06' 17" E 464.65 feet along JoMar Group, Ltd.'s (O.R. 277 page 6162) south line to a 5/8 inch rebar found, thence S 01 degree 38' 43" W 390.83 feet along said JoMar Group, Ltd.'s west line and along the west line of Lot 7 of said Abraham Mast's Subdivision to a point the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) S 01 degree 38' 43" W 5.16 feet along said JoMar Group, Ltd.'s west line and along the west line of Lot 7 of said Abraham Mast's Subdivision to a 5/8 inch rebar found;
- 2) S 48 degrees 21' 09" E 380.16 feet along said JoMar Group, Ltd.'s (O.R. 277 page 6162 and O.R. 286 page 2823) south line to a 5/8 inch rebar found in S.R. 241;
- 3) S 44 degrees 53' 52" W 37.42 feet along said JoMar Group, Ltd.'s (O.R. 277 page 6162 and O.R. 286 page 2823) west line and along S.R. 241 to a 5/8 inch rebar found;
- 4) S 47 degrees 54' 42" E 20.44 feet along said JoMar Group, Ltd.'s (O.R. 286 page 2823) south line to a point in the center of S.R. 241;
- 5) S 42 degrees 05' 18" W 55.09 feet along the lot line and along S.R. 241 to a point, witnessed by a mag nail found N 48 degrees 48' 10" W 23.17 feet;
- 6) N 48 degrees 48' 10" W 316.87 feet along the north line of C.R. 189 to an iron pin set;
- 7) N 77 degrees 34' 20" W 60.08 feet along the north line of C.R. 189 to a point, witnessed by an iron pin set N 51 degrees 48' 23" E 21.35 feet;
- 8) N 27 degrees 37' 14" E 132.33 feet along said JoMar Group, Ltd.'s (O.R. 284 page 7149) east line to the TRUE POINT OF BEGINNING.

This parcel contains 0.843 acres, but subject to all highways and easements of record. Containing 0.086 acres in Lot 6, 0.171 acres in Lot 7, 0.246 acres in Lot 16, 0.112 acres in Lot 17, 0.228 acres in Fourth Quarter Lot 19.

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 5146 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
September 26, 2023



Donald C. Baker

P.S. 6938



Parcel Number: 3400259001

FILE DESCRIPTION

Holmes County Map Office
11/15/2023

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