

Description 0.173 acre parcel

Being part of Lots 17, 18, and 19 in the Village of Farmerstown, situated in the northeast quarter of Section 12, Clark Township, T-8 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Board of Township Trustees of Clark Township in Deed vol. 134 page 120, Deed vol. 264 page 728, and Deed vol. 264 page 479, PN 0201020000, PN 0201005000, PN 0201006000, and PN 0200851002.

Described as follows:

Commencing at a 5/8 inch rebar found on the north line of Main Street aka S.R. 557 marking the southeast corner of Lot 19 in the Village of Farmerstown, thence S 46 degrees 33' 25" W 66.00 feet along the north line of Main Street aka S.R. 557 and partly along the south line of Lot 19 and along GSI Legacy Real Estate, LLC's (O.R. 285 page 163) south line to a point, thence N 43 degrees 26' 35" W 154.51 feet along the west line of Cherry Alley to an iron pin set, thence N 46 degrees 33' 25" E 16.50 feet to an iron pin set on the east line of Cherry Alley and the west line of said Lot 19 the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 43 degrees 26' 35" W 43.49 feet along the east line of Cherry Alley and along the west line of said Lot 19 to an iron pin set marking the northwest corner of said Lot 19;
- 2) N 46 degrees 33' 25" E 173.70 feet along the south line of Long Alley and along the north line of Lots 19, 18, and 17 to a 5/8 inch rebar found;
- 3) S 43 degrees 26' 35" E 43.49 feet along Trustees of Clark Township's (D.V. 264 page 479) west line and along the west line of a 16.5 foot alley to a 1 inch rebar found;
- 4) S 46 degrees 33' 25" W 173.70 feet along Balco Real Estate, LLC's (O.R. 286 page 2628) north line and along GSI Legacy Real Estate, LLC's (O.R. 285 page 163) north line to the TRUE POINT OF BEGINNING.

This parcel contains 0.173 acres but subject to all highways and easements of record. Containing 0.0494 acres in Lot 17, 0.0493 acres in Lot 18, 0.0493 acres in Lot 19, and 0.025 acres in Section 12.

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 5182 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
November 3, 2023


Donald C. Baker P.S. 6938



Parcel Number: 0201005001

FILE DESCRIPTION
Holmes County Map Office
12/22/2023