

Description 0.485 acre parcel

Being a part of Lot 26, Third Quarter, Paint Township, T-10 N, R-4 W, Holmes County, Ohio, also known as part of the lands conveyed to Tena Miller in Official Record vol. 252 page 6534 and Official Record vol. 285 page 1800, PN 1500372001.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of Lot 26, thence S 01 degree 41' 51" W 255.99 feet along the lot line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES:

- 1) S 75 degrees 06' 58" E 124.91 feet along said Miller's (PN 1500372000) south line to a point in the center of U.S. 62, witnessed by a 5/8 inch rebar found N 75 degrees 06' 58" W 29.94 feet;
- 2) S 22 degrees 35' 15" W 341.08 feet along the centerline of U.S. 62 to a point on the lot line, witnessed by an iron pin set N 01 degree 41' 51" E 69.12 feet;
- 3) N 01 degree 41' 51" E 347.15 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 0.485 acres, but subject to all highways and easements of record.

This parcel is subject to a 50 foot easement for the purpose of ingress, egress, and general utilities, further described as follows:

Being a part of Lot 26, Third Quarter, Paint Township, T-10 N, R-4 W, Holmes County, Ohio, also known as part of the lands conveyed to Tena Miller in Official Record vol. 252 page 6534 and Official Record vol. 285 page 1800, PN 1500372001.

Commencing at a 5/8 inch rebar found marking the northwest corner of Lot 26, thence S 01 degree 41' 51" W 291.94 feet along the lot line to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 50 foot easement:

- 1) S 75 degrees 06' 58" E 25.68 feet through the lands of said Miller to a point;
- 2) S 38 degrees 01' 38" E 98.15 feet through the lands of said Miller to a point in the center of U.S. 62 and THERE ENDS.

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 4994 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
March 6, 2023  
Revised April 20, 2023



Donald C. Baker P.S. 6938



Parcel Number: 1500372002

**FILE DESCRIPTION**

Holmes County Map Office  
5/8/2023