

Description 0.359 acre parcel

Being part of the southeast quarter of Section 8, T-19 N, R-15 W, Washington Township, Holmes County, Ohio, also known as part of the lands conveyed to Marion Frank and Marion M. Frank in Deed vol. 154 page 537, Deed vol. 187 page 204 and Deed vol. 187 page 909, PN 2700083001.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of the southeast quarter of Section 8, thence S 01 degrees 51' 43" E 1314.29 feet along the quarter section line to a 5/8 inch rebar found, thence N 87 degrees 10' 48" E 1266.25 feet along VVV Properties, LLC (O.R. vol. 206 page 1355) and Randy Sponseller and Sue Sponseller's (Deed vol. 239 page 396) south line to a point, thence N 87 degrees 06' 33" E 45.81 feet along said Sponseller's south line to a point in the center of T.R. 451, thence S 08 degrees 14' 33" W 97.30 feet along the centerline of T.R. 451 to a point, thence S 03 degrees 50' 31" W 84.54 feet along the centerline of T.R. 451 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 87 degrees 38' 28" W 15.97 feet.

thence with the following FOUR (4) COURSES:

- 1) S 03 degrees 50' 31" W 227.34 feet along the centerline of T.R. 451 to a point, witnessed by an iron pin set N 87 degrees 49' 57" W 16.37 feet;
- 2) N 87 degrees 49' 57" W 68.81 feet through the lands of said Frank to an iron pin set;
- 3) N 03 degrees 49' 56" E 227.57 feet through the lands of said Frank to an iron pin set;
- 4) S 87 degrees 38' 28" E 68.84 feet through the lands of said Frank to the TRUE POINT OF BEGINNING.

This parcel contains 0.359 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 (2011 adjustment).

See Holmes County Plat Book 19, page 4773 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
May 12, 2022


Donald C. Baker P.S. 6938



Parcel Number: 2700083004

FILE DESCRIPTION
Holmes County Map Office
8/23/2022