

Description 0.243 acre parcel

Being part of Lot 1, First Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio, also known as part of Lot 5 of Blessing Acres Subdivision Replat No. 1 (Plat vol. 2 page 571), also known as part of the lands conveyed to Dan J. Bowman and Amanda Bowman in Official Record vol. 265 page 4332, PN 0100449004.

Described as follows:

Commencing at a point on the Salt Creek Township line and in T.R. 362 marking the northeast corner of Lot 1, thence N 89 degrees 12' 19" W 1369.99 feet along the Salt Creek Township line and along the lot line to a 5/8 inch rebar found, thence S 01 degree 06' 56" W 419.55 feet along Anna Miller's (D.V. 249 page 678 and O.R. 200 page 1847) west line to a point in the center of P.R. 387 (Plat vol. 2 page 350) the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 67 degrees 17' 00" W 14.30 feet.

thence with the following SIX (6) COURSES:

- 1) S 01 degree 06' 56" W 53.78 feet along the centerline of P.R. 387 and along said Miller's west line to a point, witnessed by an iron pin set N 67 degrees 16' 59" W 14.42 feet;
- 2) N 67 degrees 16' 59" W 112.88 feet through the lands of said Bowman to an iron pin set;
- 3) N 23 degrees 21' 44" W 179.89 feet through the lands of said Bowman to an iron pin set;
- 4) S 54 degrees 58' 51" E 70.21 feet along Jacob D. Bowman and Wilma R. Bowman's (O.R. 265 page 4329) south line and along the south line of Lot 6 of said Blessing Acres Subdivision Replat No. 1 to a point;
- 5) S 30 degrees 52' 57" E 100.81 feet along said Jacob D. Bowman and Wilma R. Bowman's west line and along the west line of Lot 6 of said Blessing Acres Subdivision Replat No. 1 to an iron pin set;
- 6) S 67 degrees 17' 00" E 72.92 feet along said Jacob D. Bowman and Wilman R. Bowman's south line and along the south line of Lot 6 of said Blessing Acres Subdivision Replat No. 1 to the TRUE POINT OF BEGINNING.

This parcel contains 0.243 acres, but subject to all highways and easements of record. To go to adjoiner.

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 5541 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 2, 2024


Donald C. Baker P.S. 6938



Parcel Number: 0100449008