

Description 0.094 acre parcel

Being a part of Lot 296 of Lake Buckhorn (P. 2 pg. 13-A) and situated in Section 20 of Mechanic Township, T-8 N, R-7 W, Holmes County, Ohio, also known as a part of the lands conveyed to Dave Croft and Kim Croft in Official Record vol. 268 page 1511, PN 1301726001.

Described as follows:

Commencing at a 5/8 inch rebar found on the west line of the lake marking the northeast corner of said Lot 296, thence S 29 degrees 47' 50" W 87.36 feet along the east line of Lot 296 and along the west line of the lake to an iron pin set marking the southeast corner of Lot 296, thence N 60 degrees 58' 14" W 165.01 feet along the south line of Lot 296 and along the north line of Lot 295 and along Dave Croft and Kim Croft's (O.R. 168 page 1779) north line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) N 60 degrees 58' 14" W 109.99 feet along the south line of Lot 296 and along the north line of Lot 295 and along said Croft's (O.R. 168 page 1779) north line to a point on the east line of Buckhorn Drive marking the southwest corner of Lot 296;
- 2) N 28 degrees 54' 16" E 12.05 feet along the east line of Buckhorn Drive and along the west line of Lot 296 to a point;
- 3) Along a curve to the left having a delta angle of 05 degrees 37' 24", R – 488.43 feet, T – 23.99 feet, Ch. Brg. – N 26 degrees 05' 35" E, Ch. – 47.92 feet along the east line of Buckhorn Drive and along the west line of Lot 296 to an iron pin set marking the northwest corner of Lot 296;
- 4) S 40 degrees 29' 19" E 98.66 feet through the lands of said Croft (O.R. 268 page 1511) to an iron pin set;
- 5) S 09 degrees 16' 11" E 32.34 feet through the lands of said Croft to the TRUE POINT OF BEGINNING.

This parcel contains 0.094 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". Bearings from Plat vol. 2 page 13-A.

See Holmes County Plat Book 19, page 5626 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
June 21, 2024. Revised Date August 7, 2025.


Donald C. Baker P.S. 6938



PPN: 1301726005

FILE DESCRIPTION
Holmes County Map Office
8/28/2025