

Description 0.494 acre parcel

Being part of Lot 30, First Quarter, T-9 N, R-8 W, Monroe Township, Holmes County, Ohio, also known as part of the lands conveyed to Dean M. Martin and Renee Woods in Official Record vol. 240 page 339, PN 1400280000 and PN 1400202000.

Described as follows:

Commencing at a R.R. spike found in T.R. 258 marking the northwest corner of Lot 30, thence S 01 degree 16' 23" W 172.50 feet along the lot line and along T.R. 258 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 88 degrees 07' 55" E 19.40 feet.

thence with the following SIX (6) COURSES:

- 1) S 88 degrees 07' 55" E 210.00 feet through the lands of said Martin (PN 1400280000) to an iron pin set;
- 2) S 01 degree 16' 23" W 39.80 feet along said Martin's (PN 1400280000) east line and through the lands of said Martin (PN 1400202000) to an iron pin set on Dean M. Martin and Dawn M. Martin's (O.R. 188 page 730) north line;
- 3) S 71 degrees 24' 29" W 75.98 feet along said Martin's north line to an iron pin set;
- 4) S 33 degrees 44' 10" W 87.29 feet along said Martin's west line to a 5/8 inch rebar found;
- 5) N 88 degrees 07' 55" W 91.68 feet along said Martin's north line to a point on the lot line and in T.R. 258, witnessed by a 5/8 inch rebar found S 88 degrees 07' 55" E 13.75 feet;
- 6) N 01 degree 16' 23" E 140.50 feet along the lot line and along T.R. 258 to the TRUE POINT OF BEGINNING.

This parcel contains 0.494 acres, but subject to all easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5629 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
June 9, 2025



Donald C. Baker

P.S. 6938



Parcel Number: 1400280001

FILE DESCRIPTION

Holmes County Map Office

9/2/2025