

Description 0.121 acre parcel

Being part of Lot 93 and all of Lot 94 in the Village of Holmesville, situated in the southeast quarter of Section 3, T-13 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as all of the lands conveyed to Alfred D. Johnson in Deed vol. 263 page 460 and Official Record vol. 256 page 2909, PN 1900042000, PN 1900041000, and PN 1900352000.

Described as follows:

Commencing at a point in C.R. 192 marking the northeast corner of the southeast quarter of Section 3, thence S 00 degrees 09' 26" E 1295.34 feet along the section line to a point in the center of Benton Avenue aka C.R. 189, thence N 89 degrees 59' 28" W 1434.24 feet along the centerline of Benton Avenue aka C.R. 189 to a point, thence along a curve to the right having a delta angle of 0 degrees 04' 26", R – 3638.80 feet, T – 2.34 feet, Ch. Brg. – N 17 degrees 52' 09" E, Ch. – 4.69 feet along The Board of Commissioners of the Holmes County Park District's (O.R. 191 page 1407) west line an arc distance of 4.69 feet to a point on the Village of Holmesville corporation line and in Benton Avenue aka C.R. 189, thence N 89 degrees 59' 39" W 22.94 feet along Nussbaum Enterprises, LLC's (O.R. 271 page 1909) south line and along the Village of Holmesville corporation line and along Benton Avenue aka C.R. 189 to a point, thence N 07 degrees 37' 51" E 470.43 feet along said Nussbaum Enterprises, LLC's west line to a point, thence N 31 degrees 35' 03" E 202.20 feet along said Nussbaum Enterprises, LLC's west line to a point, thence S 58 degrees 24' 57" E 32.57 feet along said Nussbaum Enterprises, LLC's north line to a point, thence N 27 degrees 51' 34" E 220.47 feet along said Nussbaum Enterprises, LLC's west line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 58 degrees 24' 57" W 68.25 feet along Terry L. Smith and Brenda S. Smith's (O.R. 5 page 359) north line to an iron pin set on the east line of Market Street and on the west line of Lot 93;
- 2) N 31 degrees 35' 03" E 80.00 feet along the east line of Market Street and along the west line of Lots 93 and 94 to an iron pin set marking the northwest corner of Lot 94;
- 3) S 58 degrees 24' 58" E 63.04 feet partly along the north line of Lot 94 and partly along said Nussbaum Enterprises, LLC's south line to a 5/8 inch rebar found;
- 4) S 27 degrees 51' 34" W 80.17 feet along said Nussbaum Enterprises, LLC's west line to the TRUE POINT OF BEGINNING.

This parcel contains 0.121 acres, but subject to all highways and easements of record. Containing 0.023 acres in Lot 93, 0.069 acres in Lot 94, and 0.029 acres in Section 3.

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 5445 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
October 28, 2024



Donald C. Baker P.S. 6938



PPN: 1900352001

FILE DESCRIPTION
Holmes County Map Office
12/05/2024

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