

Description 0.089 acre parcel

Being a part of Lot 17, First Quarter, Monroe Township, T-9 N, R-8 W, Holmes County, Ohio, also known as part of the lands conveyed to Schlabach Builders in Official Record vol. 145 page 61, also known as part of Lot 4 of Westwood Subdivision (Plat vol. 2 page 355), PN 1400020008.

Described as follows:

Commencing at a point marking the northwest corner of Lot 17, thence S 85 degrees 11' 37" E 764.81 feet along the lot line to a 5/8 inch rebar found, thence S 02 degrees 18' 01" W 160.15 feet the west line of Lot 2 of Westwood Subdivision (Plat vol. 2 page 355) and along Gabriel J. Aufrance and Kimberly A. Aufrance's (O.R. 236 page 1756) west line to a 5/8 inch rebar found, thence N 85 degrees 11' 37" W 220.00 feet along the north line of Lot 3 of said Westwood Subdivision and along Dustin M. Kessinger and Casie L. Kessinger's (O.R. 244 page 2452) north line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES:

- 1) S 52 degrees 20' 07" W 139.08 feet along the north line of Lot 3 of said Westwood Subdivision and along said Kessinger's north line to a 5/8 inch rebar found;
- 2) N 16 degrees 37' 20" E 95.94 feet through the lands of said Schlabach Builders to an iron pin set;
- 3) S 85 degrees 11' 37" E 82.94 feet through the lands of said Schlabach Builders to the TRUE POINT OF BEGINNING.

This parcel contains 0.089 acres, but subject to all 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 Plat vol. 2 page 355.

See Holmes County Plat Book 19, page 4341 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
December 22, 2020



Donald C. Baker

P.S. 6938



Parcel Number: 1400020017

**FILE DESCRIPTION**

Holmes County Map Office

3/24/2021