

Description 3.706 acre parcel

Being part of Lot 4, Fourth Quarter, T-9 N, R-8 W, Monroe Township, Holmes County, Ohio, also known as part of the lands conveyed to The Wenger Family Limited Partnership in Official Record vol. 214 page 386, PN 1400121004.

Described as follows:

Commencing at a point marking the southeast corner of Lot 4, thence N 88 degrees 13' 52" W 1654.97 feet along the lot line to a point in the center of S.R. 60, thence N 31 degrees 35' 43" E 331.53 feet along the centerline of S.R. 60 to a point, thence N 29 degrees 57' 02" E 207.47 feet along the centerline of S.R. 60 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 84 degrees 20' 46" E 29.15 feet.

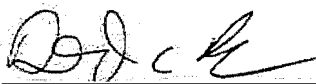
thence with the following SIX (6) COURSES:

- 1) N 29 degrees 57' 02" E 10.83 feet along the centerline of S.R. 60 to a point;
- 2) N 26 degrees 48' 22" E 412.15 feet along the centerline of S.R. 60 to a point at the intersection of S.R. 60 and T.R. 268;
- 3) N 82 degrees 13' 34" E 308.02 feet along the centerline of T.R. 268 to a 5/8 inch rebar found;
- 4) S 76 degrees 07' 56" E 52.52 feet along Thomas A. Eyster and Liane S. Eyster's (O.R. 264 page 1560) west line to a point;
- 5) S 17 degrees 13' 30" W 467.79 feet along said Eyster's west line to a point;
- 6) N 84 degrees 20' 46" W 410.93 feet through the lands of said The Wenger Family Limited Partnership to the TRUE POINT OF BEGINNING.

This parcel contains 3.706 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.

See Holmes County Plat Book 19, page 4441 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
April 16, 2021



Donald C. Baker

P.S. 6938



Parcel Number: 1400121006

