

Description 0.762 acre parcel

Being a part of Outlots 7 and 8 in the Village of Winesburg, situated in Lot 38, Third Quarter, Paint Township, T-10 N, R-4 W, Holmes County, Ohio, also known as part of the lands conveyed to John A. Hershberger and Naomi Hershberger in Official Record vol. 62 page 615, PN 1500080000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of Lot 38, thence N 88 degrees 55' 07" W 159.45 feet along the lot line to a 5/8 inch rebar found marking the southeast corner of Outlot 7 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 88 degrees 55' 07" E 4.92 feet, also witnessed by a 5/8 inch rebar found N 18 degrees 51' 10" W 2.00 feet.

thence with the following FIVE (5) COURSES:

- 1) N 75 degrees 20' 45" W 161.07 feet through the lands of said Hershberger to an iron pin set;
- 2) N 44 degrees 12' 50" W 219.87 feet (passing into Outlot 8) through the lands of said Hershberger to a 3/4 inch pipe found;
- 3) N 86 degrees 00' 48" E 173.43 feet (passing into Outlot 7) along John J. Miller and Mattie M. Miller's (O.R. 268 page 2416) south line to a 5/8 inch rebar found;
- 4) S 56 degrees 41' 56" E 99.18 feet along Vincent M. Testa and WineHaven LLC's (O.R. 259 page 3641 and O.R. 263 page 184) south line to a 5/8 inch rebar found on the outlot line;
- 5) S 18 degrees 51' 10" E 164.78 feet along the outlot line and along John J. Miller and Mattie M. Miller's (D.V. 236 page 742) west line to the TRUE POINT OF BEGINNING.

This parcel contains 0.762 acres, but subject to all easements of record.
To go to adjoiner.

Containing 0.733 acres in Outlot 7 and 0.029 acres in Outlot 8.

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 320.

See Holmes County Plat Book 19, page 4498 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 22, 2021

Donald C. Baker

P.S. 6938



Parcel Number: 1500080001

FILE DESCRIPTION
Holmes County Map Office
9/21/2021