

Description 3.192 acre parcel

Being part of Lot 32, Fourth Quarter, T-10 N, R-5 W, Paint Township, Holmes County, Ohio, also known as part of the lands conveyed to Paul G. Swartzentruber and Mary Mae Swartzentruber in Deed vol. 260 page 973, PN 1500514000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of Lot 32, thence N 02 degrees 23' 29" E 411.66 feet along the lot line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following TEN (10) COURSES:

- 1) N 02 degrees 23' 29" E 272.88 feet along the lot line to a 5/8 inch rebar found;
- 2) S 87 degrees 00' 50" E 673.21 feet along Reuben Jr. Miller and Esther Miller's (O.R. 246 page 2087) south line to a point in the center of T.R. 654, witnessed by an iron pin set N 87 degrees 00' 50" W 25.76 feet;
- 3) S 02 degrees 58' 16" W 94.48 feet along the centerline of T.R. 654 to a 5/8 inch rebar found, witnessed by a 5/8 inch rebar found N 86 degrees 11' 23" W 29.98 feet;
- 4) N 86 degrees 11' 23" W 188.00 feet along Wayne G. Swartzentruber's (O.R. 64 page 203) north line to a 5/8 inch rebar found;
- 5) S 24 degrees 23' 44" W 181.76 feet along said Swartzentruber's west line to a 5/8 inch rebar found on Dennis O. Troyer and Ada G. Troyer's (D.V. 260 page 971) north line;
- 6) N 88 degrees 38' 49" W 329.50 feet along said Troyer's north line to an iron pin set;
- 7) N 00 degrees 59' 07" E 33.85 feet through the lands of said Swartzentruber to an iron pin set;
- 8) N 89 degrees 04' 19" W 49.06 feet through the lands of said Swartzentruber to an iron pin set;
- 9) S 00 degrees 23' 08" E 33.50 feet through the lands of said Swartzentruber to an iron pin set on said Troyer's north line;
- 10) N 88 degrees 38' 49" W 38.48 feet along said Troyer's north line to the TRUE POINT OF BEGINNING.

This parcel contains 3.192 acres, but subject to all highways and easements of record.

This parcel is subject to a 20 foot easement for the purpose of ingress and egress, further described as follows:

Being part of Lot 32, Fourth Quarter, T-10 N, R-5 W, Paint Township, Holmes County, Ohio, also known as part of the lands conveyed to Paul G. Swartzentruber and Mary Mae Swartzentruber in Deed vol. 260 page 973, PN 1500514000.

Commencing at a 5/8 inch rebar found marking the southwest corner of Lot 32, thence N 02 degrees 23' 29" E 411.66 feet along the lot line to a 5/8 inch rebar found, thence S 88 degrees 38' 49" E 86.74 feet along Dennis O. Troyer and Ada G. Troyer's (D.V. 260 page 971) north line to an iron pin set, thence N 00 degrees 59' 07" E 10.00 feet through the lands of said Swartzentruber to a point the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES along the centerline of a 20 foot easement:

- 1) S 88 degrees 38' 49" E 322.95 feet through the lands of said Swartzentruber to a point;
- 2) N 24 degrees 23' 44" E 182.08 feet through the lands of said Swartzentruber to a point;

3) S 86 degrees 11' 23" E 194.78 feet through the lands of said Swartzentruber to a point in the center of T.R. 654 and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".
Basis of bearings from Plat vol. 19 page 969.

See Holmes County Plat Book 19, page 4942 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
April 18, 2022


Donald C. Baker P.S. 6938



Parcel Number: 1500514014

FILE DESCRIPTION
Holmes County Map Office
2/22/2023

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