

Description 0.058 acre parcel

Being a part of Lot 55 of the Village of Winesburg and situated in Lot 38 of the Third Quarter, Paint Township, T-10 N, R-4 W, Holmes County, Ohio, also known as a part of the lands conveyed to IAB Real Estate, LLC in Official Record vol. 269 page 38, PN 1500745000.

Described as follows:

Beginning at a 5/8 inch rebar found on the south line of a 16.50 foot alley marking the northeast corner of said Lot 55 the TRUE POINT OF BEGINNING.

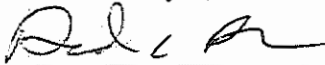
thence with the following FOUR (4) COURSES:

- 1) S 15 degrees 21' 13" E 51.00 feet along the lot line and along Michael E. Hershberger and Clara A. Hershberger's (O.R. vol. 175 page 795) west line to an iron pin set;
- 2) S 74 degrees 57' 45" W 49.50 feet through the lands of said IAB Real Estate, LLC to an iron pin set on the west line of said Lot 55;
- 3) N 15 degrees 21' 13" W 51.00 feet along the lot line to a 5/8 inch rebar found on the south line of said 16.50 foot alley marking the northwest corner of said Lot 55;
- 4) N 74 degrees 57' 45" E 49.50 feet along the lot line and along the south line of said 16.50 foot alley to the TRUE POINT OF BEGINNING.

This parcel contains 0.058 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Bearings from Plat vol. 19 page 197.

See Holmes County Plat Book 19, page 4590 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
February 11, 2019
Revised February 3, 2021



Donald C. Baker P.S. 6938



Parcel Number: 1500745001

FILE DESCRIPTION

Holmes County Map Office

12/27/2021