

Description 0.135 acre parcel

Being a part of Lots 54 and 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 1500744000 and PN 1500745000.

Described as follows:

Beginning at an iron pin set on the north line of Stark Street aka T.R. 1031 marking the southwest corner of said Lot 55 the TRUE POINT OF BEGINNING.

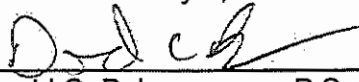
thence with the following SIX (6) COURSES:

- 1) N 15 degrees 21' 13" W 114.00 feet along the lot line to an iron pin set;
- 2) N 74 degrees 57' 45" E 49.50 feet through the lands of said Winesburg Parks and Recreation Inc. to an iron pin set on the east line of Lot 55 and on Michael E. Hershberger and Clara A. Hershberger's (O.R. vol. 175 page 795) west line;
- 3) S 15 degrees 21' 13" E 89.00 feet along the lot line and along said Hershberger's west line to an iron pin set;
- 4) N 74 degrees 57' 45" E 10.00 feet (passing into Lot 54) along said Hershberger's west line to an iron pin set;
- 5) S 15 degrees 21' 13" E 25.00 feet along said Hershberger's west line to an iron pin set on the north line of Stark Street aka T.R. 1031 and on the south line of lot 54;
- 6) S 74 degrees 57' 45" W 59.50 feet along the north line of Stark Street aka T.R. 1031 and along the south line of Lots 54 and 55 to the TRUE POINT OF BEGINNING.

This parcel contains 0.135 acres, but subject to all highways and easements of record. Containing 0.006 acres in Lot 54 and 0.129 acres in Lot 55.

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: 1500745002

**FILE DESCRIPTION**

Holmes County Map Office  
12/27/2021