

Description 8.439 acre parcel

Being part of Lot 23, Third Quarter, T-10 N, R-4 W, Paint Township, Holmes County, Ohio, also known as part of the lands conveyed to Eli A. Wengerd and Fannie Mae Wengerd in Deed vol. 264 page 850, PN 1501061004.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of Lot 23, thence S 87 degrees 54' 46" E 939.87 feet along the lot line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following ELEVEN (11) COURSES:

- 1) S 87 degrees 54' 46" E 554.95 feet along the lot line to a 5/8 inch rebar found;
- 2) S 13 degrees 14' 43" E 879.99 feet along Melissa Mathias, Matthew Mathias, and Christopher Mathias' (O.R. 277 page 2813) west line and along David L. Mathias' (O.R. 252 page 674) west line to a 5/8 inch rebar found;
- 3) S 77 degrees 14' 12" W 217.80 feet along George E. Richards III and Beth A. Richards' (O.R. 188 page 1318) north line to an iron pin set;
- 4) S 12 degrees 45' 48" E 200.00 feet along said Richards' west line to a R.R. spike found in the center of T.R. 661, witnessed by a 5/8 inch rebar found N 12 degrees 45' 48" W 22.05 feet;
- 5) S 77 degrees 14' 12" W 164.89 feet along the centerline of T.R. 661 to a R.R. spike found, witnessed by a 5/8 inch rebar found N 12 degrees 45' 48" W 30.00 feet;
- 6) N 12 degrees 45' 48" W 659.09 feet along Jacob L. Shetler and Miriam E. Shetler's (O.R. 250 page 2046) east line and along said Wengerd's (O.R. 249 page 4052) east line to a 5/8 inch rebar found;
- 7) N 51 degrees 00' 40" E 102.74 feet along said Wengerd's south line to a 5/8 inch rebar found;
- 8) N 32 degrees 55' 25" E 208.67 feet along said Wengerd's east line to a 5/8 inch rebar found;
- 9) N 87 degrees 54' 46" W 260.48 feet along said Wengerd's north line to a 5/8 inch rebar found;
- 10) N 16 degrees 31' 51" W 93.76 feet along Alpine Hills, LLC's (O.R. 282 page 36) east line to a 5/8 inch rebar found;
- 11) N 47 degrees 07' 12" W 256.33 feet along said Alpine Hills, LLC's east line to the TRUE POINT OF BEGINNING.

This parcel contains 8.439 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".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83,
2011 adjustment.

See Holmes County Plat Book 19, page 5461 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 3, 2024



Donald C. Baker P.S. 6938



Parcel Number: 1501061014

FILE DESCRIPTION

Holmes County Map Office
12/23/2024