

Description 3.070 acre parcel

Being part of the southwest quarter of Section 36, T-18 N, R-14 W, Ripley Township, Holmes County, Ohio, also known as part of the lands conveyed to Roy Gordon Wenger and Elizabeth Renee Wenger in Official Record vol. 283 page 3812, PN 2300864020.

Described as follows:

Commencing at a 5/8 inch rebar found at the intersection of T.R. 516 and T.R. 528 marking the southeast corner of the southwest quarter of Section 36, thence N 00 degrees 11' 09" E 795.67 feet along the quarter section line and along T.R. 528 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 83 degrees 07' 19" W 20.87 feet.

thence with the following FOUR (4) COURSES:

- 1) S 83 degrees 07' 19" W 790.89 feet along said Wenger's (PN 2300864021) north line to a 5/8 inch rebar found;
- 2) N 02 degrees 14' 30" E 176.68 feet through the lands of said Wenger (PN 2300864020) to an iron pin set;
- 3) N 83 degrees 48' 38" E 783.39 feet partly through the lands of said Wenger (PN 2300864020) and partly along Charles D. Wilbur and Georgina B. Wilbur's (O.R. 285 page 7168) south line to a point on the quarter section line and in T.R. 528, witnessed by an iron pin set S 83 degrees 48' 38" W 23.55 feet;
- 4) S 00 degrees 11' 09" W 166.30 feet along the quarter section line and along T.R. 528 to the TRUE POINT OF BEGINNING.

This parcel contains 3.070 acres, but subject to all highways and easements of record. To go to adjoiner.

This parcel is subject to a 50 foot common access easement for the purpose of ingress, egress, and general utilities, further described as follows:

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Commencing at a 5/8 inch rebar found at the intersection of T.R. 516 and T.R. 528 marking the southeast corner of the southwest quarter of Section 36, thence N 00 degrees 11' 09" E 936.81 feet along the quarter section line and along T.R. 528 to a point the TRUE POINT OF BEGINNING.

thence S 83 degrees 48' 38" W 784.30 feet through the lands of said Wenger to a point on the east line of Lot 1 of Ripley Township Subdivision No. 6 and THERE ENDS.

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 5136 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 18, 2023


Donald C. Baker P.S. 6938



Parcel Number: 2300864026

FILE DESCRIPTION
Holmes County Map Office
11/1/2023

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