

## Description 20.945 acre parcel

Being part of Lot 22 of the First Quarter and a part of the southwest quarter of Fractional Section 11, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Sam A. Erb and Miriam Erb in Deed vol. 216 page 919 and Official Record vol. 272 page 5342, PN 2600115000 and PN 2601325004.

Described as follows:

Beginning at a 5/8 inch rebar found marking the southwest corner of Lot 22 the TRUE POINT OF BEGINNING.

thence with the following THIRTEEN (13) COURSES:

- 1) N 00 degrees 58' 28" E 500.98 feet along the lot line to an iron pin set;
- 2) N 89 degrees 10' 07" E 583.82 feet along Holmes Limestone Company's (D.V. 272 page 17) south line to a 5/8 inch rebar found;
- 3) S 00 degrees 43' 24" W 521.69 feet along Holmes Limestone Company's (O.R. 15 page 766) west line and along Ferman S. Erb and Mervin S. Erb's (O.R. 146 page 476) west line to a 5/8 inch rebar found on the lot line;
- 4) S 88 degrees 48' 00" E 411.12 feet along the lot line to a point in the center of S.R. 515, witnessed by a 5/8 inch rebar found N 88 degrees 48' 00" W 22.66 feet;
- 5) S 16 degrees 03' 45" W 58.21 feet (passing into Fractional Section 11) along the centerline of S.R. 515 to a point;
- 6) S 12 degrees 09' 16" W 102.53 feet along the centerline of S.R. 515 to a point;
- 7) S 11 degrees 12' 13" W 185.42 feet along the centerline of S.R. 515 to a point;
- 8) S 07 degrees 22' 43" W 168.62 feet along the centerline of S.R. 515 to a point;
- 9) S 02 degrees 10' 55" W 95.50 feet along the centerline of S.R. 515 to a point;
- 10) S 05 degrees 13' 16" E 114.20 feet along the centerline of S.R. 515 to a point, witnessed by a 5/8 inch rebar found S 85 degrees 47' 09" W 48.51 feet;
- 11) S 85 degrees 47' 09" W 804.42 feet along Sam A. Erb and Miriam Erb's (O.R. 272 page 5342, PN 2601325005) north line to a 5/8 inch rebar found on the section line;
- 12) N 01 degree 24' 50" E 792.04 feet along the section line to a 5/8 inch rebar found marking the northwest corner of Fractional Section 11;
- 13) N 88 degrees 48' 00" W 125.43 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 20.945 acres, but subject to all highways and easements of record. Containing 14.081 acres in Section 11 and 6.864 acres in Lot 22.

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 4892 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
November 28, 2022

  
Donald C. Baker P.S. 6938



Parcel Number: 2601325006

**FILE DESCRIPTION**  
Holmes County Map Office  
12/29/2022

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