

Description 4.673 acre parcel

Being a part of Lots 16 and 17, First Quarter, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Ferman D. Wengerd, Co-trustee and Fannie A. Wengerd, Co-trustee in Official Record vol. 36 page 765, PN 2601340000.

Described as follows:

Commencing at a stone found marking the southeast corner of Lot 17, thence N 00 degrees 44' 05" E 566.07 feet along the lot line to a point in the center of S.R. 515 the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) S 64 degrees 09' 48" W 52.72 feet along the centerline of S.R. 515 to a point;
- 2) S 64 degrees 18' 49" W 317.05 feet along the centerline of S.R. 515 to a point, witnessed by an iron pin set N 00 degrees 44' 05" E 36.83 feet;
- 3) N 00 degrees 44' 05" E 488.53 feet along Jeffrey V. Shrock and Roberta G. Shrock's (D.V. 237 page 20) east line to an iron pin set;
- 4) S 88 degrees 17' 42" E 667.59 feet (passing into Lot 16) through the lands of said Wengerd to a point in the center of S.R. 515, witnessed by an iron pin set N 88 degrees 17' 42" W 40.08 feet;
- 5) Along a curve to the right having a delta angle of 39 degrees 21' 12", R-333.67 feet, T-119.32 feet, Ch. Brg.-S 33 degrees 55' 57" W, Ch.-224.70 feet along the centerline of S.R. 515 an arc distance of 229.18 feet to a point;
- 6) S 53 degrees 36' 32" W 52.56 feet along the centerline of S.R. 515 to a mag nail set;
- 7) S 60 degrees 05' 17" W 88.87 feet along the centerline of S.R. 515 to a mag nail set;
- 8) S 64 degrees 09' 48" W 106.24 feet along the centerline of S.R. 515 to the TRUE POINT OF BEGINNING.

This parcel contains 4.673 acres, but subject to all highways and easements of record. Containing 1.606 acres in Lot 16 and 3.067 acres in Lot 17.

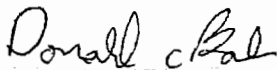
All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

See Holmes County Plat Book 19, page 4230 for survey.

This survey made and description prepared by Donald C. Baker, P.S. 6938.

October 16, 2020



Donald C. Baker

P.S. 6938



Parcel Number: 2601340009

FILE DESCRIPTION

Holmes County Map Office

11/24/2020